Expiry Date - 29/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0311/24 Recommendation – APPROVE

Site: 57 Reigate Road Worthing West Sussex BN11 5ND

Proposal: Proposed Single Storey side extension

Date of site visit: 13/05/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property occupies a corner plot located to the west side of Reigate Road and north side of Rugby Road within a residential area of Worthing. The property is a semi-detached house comprising facing brick to lower elevation and an off-white render to upper elevation, a concrete tiled hipped roof, and white UPVC openings. The property exhibits a double-height bay feature which forms the front gable projection with another bay projection adjacent to the first-floor only. Other features of the property include a front porch which projections off the side (south) of the property aligned with the principal elevation along with another side projecting bay feature at ground-floor level and a full-width single-storey rear extension. The property is set-back behind a moderate sized brick wall with an access gate fronting Reigate Road. The wall wraps around the property at a consistent level alongside Rugby Road before stepping-up to a taller height of approximately 1.8m for the remainder of the property's boundary. The wall doglegs to the front (with an opening for a front access gate) to attach the porch and also to rear of the plot to enclose the combined side and rear garden space. A single wooden access gate and a double wooden access gate are situated at random intervals along the south side wall adjacent Rugby Road. The latter opens to serve as a vehicle access fronting the garage situated to the rear of the property's plot.

Properties in the surrounding area are similar in terms of type, form, and scale, but there is diversity in design as some property's/ groups of property's exhibit unique features such as those described at the application property, which is reflected at the other three properties that occupy the corner plots to the adjacent cross junction at Reigate Road and Rugby Road.

The property is not within a Conservation Area, is not a listed building, and there are no protected trees on site.

Proposal

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Permission is sought for a mono-pitched roof single-storey side extension to create an enlarged entrance hall, a WC, a utility room, and an enlarged dining room. The existing porch and associated wall and gate along with the ground-floor bay feature would be demolished to accommodate the proposal.

The extension would project approximately 3245mm from the side (south) elevation aligned with the principal elevation and have a depth of 7460mm. It would measure approximately 3450mm to maximum height, shallowing to approximately 2750mm at eaves level. The main entrance door would be repositioned to the front of the extension facing Reigate Road, 2No. side windows are proposed, along with rear facing double doors.

Relevant Planning History:

Planning approval at the application property for extension to kitchen under 98/05448/FULL, decision issued Thu 27 Aug 1998.

Planning permission granted at the property to the opposite side of the cross junction No. 86 Reigate Road (which has a near identical context to the application property) for a single-storey side extension and boundary wall (re-submission of AWDM/1626/15), under AWDM/1073/16, decision issued 06 Sep 2016.

The reason for refusal for AWDM/1626/15 read:

The proposed single storey side extension, by reason of its position, proportions, scale and design would represent a prominent and visually discordant form of development which would relate poorly to the existing dwelling and be harmful to the character and appearance of the wider street scene. The application is therefore contrary to…'(superseded policy).

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to residential properties within the built-up area. The key considerations for this planning application are the effects on visual and residential amenities of the locality.

Visual Amenity

The proposed works would be readily visible to public vantage points along both Reigate Road and Rugby Road by virtue of the property's situation on a corner.

Notwithstanding the above, the proposal is considered to be of an appropriate scale and form that would harmonise with the appearance of the property by way of the pitched roof and matching materials. Following discussions with the agent, amendments were secured to slightly reduce the width of the extension to achieve a better sense of space between the building and the site boundary. Whilst the extension approved at No.86 benefits from a slightly wider spacing, the minimum gap of approximately 964mm achieved here is considered acceptable within this context, taking account of the existing boundary wall.

The elevations and roof of the extension would sit flush with the principal elevation and the matching brickwork would ensure any awkward blending at the junction is avoided. Whilst it would be the Council's preference for the extension to be set-back from the principal elevation, a flush position would still denote a subsidiary addition to the existing dwelling which would sufficiently assimilate. The resulting impact would not constitute material harm which would render the proposal unacceptable.

Building lines generally vary within the locality owing to the inconsistent positioning of buildings in relation to the highways, thus, the proposal is not considered to compromise the building line along this section of road to a harmful degree.

The extension would not result in material harm to the character of the existing building or appear unacceptably dominant within the street scene. There are no visual amenity grounds to resist the proposal.

Residential Amenity

The extension would pose a visible alteration to some surrounding neighbours owing to its scale above boundary treatments coupled with the relatively open character of the area. However, it is considered to be spaced a sufficient distance from neighbouring amenity owing to its siting at the junction and would not give rise to an overbearing or overshadowing effect on neighbours.

Openings are proposed to elevations where they are already established and are spaced a good distance from surrounding neighbours which would overcome any privacy issues.

There are no residential amenity grounds to resist the proposal.

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Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jason Albon Date: 14/11/2024

Authorised by: Jo Morin Date: 14.11.2024