Expiry: 12/7

Development Control – Delegated Officer Report

Application Number: AWDM/0707/23 Recommendation:

Site: 44 West Avenue, Worthing

Proposal: Single storey front extension.

Date of site visit: 23/6

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to a detached inter war house on the east side of West Avenue at its junction with Rugby Road. In its front, west facing, elevation the property has a catslide roof with dormer in it adjacent to the south boundary with No.42. This roof oversails the ground floor front living room and is supported on a decorative brick column.

The property is brick built with rendered upper floor and a clay tiled roof.

The property is not in a conservation area and nor is it a listed building. There are no protected trees on the site.

Proposal

Permission is sought to bring the front ground floor out under the existing catslide roof and infill under it. The brick column is to be retained and existing French doors brought forward in the new elevation which is otherwise to be completed in matching brickwork. The extension measures 1.875 metres in depth

Relevant Planning History:

AWDM/0395/17 - Single-storey side (north) extension.

AWDM/0493/16 - Replacement of flat roof to pitched roof of existing front dormer and replacement 2 metre fence to side of site. Granted

Consultations:

None.

Representations:

None received.

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

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

Visual Amenity

This is a detached house. Loss of the oversailing recess will involve the loss of an original feature but not to any significant detriment to the appearance of the house nor to the wider streetscene.

Residential Amenity

The extension will not be harmful to occupiers at No. 42 whose driveway adjoins the proposed infill extension.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: MOK Date: 23/6/23

Authorised by: Jo Morin Date: 23.06.2023