Expiry Date - 18/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0093/24 **Recommendation – APPROVE**

Site: **37 Acacia Avenue Worthing West Sussex BN13 2HP**

Proposal: **Front (North) extension and rear (South) extension with pitched roof over plus rooms in the roof with West side dormer and East side rooflights.**

Date of site visit: 12/03/24

Neighbours checked: Y

Additional neighbour notifications: Y – amended plans

Site and Surroundings

The site is located on a corner plot at the junction of Acacia Avenue and Salvington Road. The surrounding area has a mixed used that is predominantly residential to the north, east and south with a school, library, shops and offices further to the west. The property comprises a detached bungalow with brick elevations and a tiled hipped roof with lower projecting section to the front and conservatory extension to the rear. The property is set back from the road behind a hedge and fence and there is a detached garage to the rear accessed from Acacia Avenue to the east. There is a further pedestrian access to the east. The main garden areas for the property are to the front and east side.

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

Proposal

Planning permission is sought for front and rear extensions, a loft conversion and side dormer.

The conservatory to the rear would be demolished and replaced with an extension of approximately 2.8m deep x 7.8m wide. The pitched roof would be extended to the rear across the proposed extension at the same eaves and ridge height forming a gable to the rear of about 5.3m high with a window to the south serving a bedroom. The extension would form a kitchen/lounge and utility room at ground floor with glazed doors to the east side and a door and window to the west side.

The proposed dormer to the west side would measure approximately 6.25m wide x 2.5m high x 3.6m high and would be set back 8.4m from the front (north) of the building and 1m from the rear (south) roof edge. The dormer would have two single windows serving the ensuite and stairs and a high level window to

the bedroom to the west elevation. Two roof lights are proposed to the east side both serving the loft bedroom.

A small extension is proposed to the front on the east side of the building to form an ensuite. The extension would measure approximately 2.6m deep x 1.7m wide x 3.15m high with a crown roof.

The extensions would be finished in materials to match the existing building.

The application has been significantly amended since submission including a reduction in depth of the rear extension by 4m, omitting the front extension and raised ridge and replacing this with a small crown roof extension, removing the dormer to the east side and reducing the size of the dormer to the west side.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
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

The site is located on a prominent corner plot and is clearly visible from the surrounding roads. The predominant character of Acacia Avenue consists of detached bungalows of similar design, form and scale and semi-detached two-storey houses. The immediate neighbours to the site are bungalows all of which have a staggered front elevation and inset form with a narrower, lower projecting hipped roof to the front. The bungalow to the opposite side of the road (east) together with the application property form the entrance to Acacia Avenue from the north. The original scheme prior to amendment would have undermined the character of the area having an adverse impact on visual

amenity. The amended scheme however reflects the character of the area by retaining the staggered and projecting frontage. The small front extension now proposed would be subsidiary in scale and form.

The proposed rear extension has also been significantly reduced, moving this away from the rear boundary of the site and retaining the existing garage. The amendments have overcome concerns regarding the development appearing cramped on site and intrusive in the street scene. The proposed extension as amended would reflect the character and form of the existing building and would remain subsidiary in scale.

The dormer to the east elevation as originally proposed has been removed from the scheme and replaced with two rooflights thereby reflecting the character of the street scene.

The proposed dormer to the west side is large in scale but is set back from the front of the building and between buildings and would therefore be less visible in the street scene. The dormer would be set up from eaves and in from the edge of the roof and would not appear dominant or intrusive in the street scene.

The scheme as amended would not result in any significant harm to the character of the area or the visual amenities of the locality.

Residential Amenity

The most affected neighbours are those to the south and west at No.35 Acacia Avenue and 53 Salvington Road.

No.35 is separated from the application site by a tall fence and garage adjacent to the boundary. The proposed rear extension would be approximately 4.6m from this boundary and is to the north of the neighbour. The proposed gable would not appear overbearing or oppressive to the neighbour and would not result in overshadowing or loss of light to their property. The window to the south facing gable end would be obscure glazed preventing overlooking from the proposed loft bedroom. The dormer to the west, the front extension and east side rooflights would not affect this neighbour.

No.53 is located to the west side and separated by a low fence and the neighbour's garage towards the rear of the site. A gap of 1.7m would be retained to the boundary and the gap between these buildings is approximately 4.5m. The proposed rear extension below eaves level would be screened from view by the neighbour's garage. The roof would be visible from this property however due to the limited depth of the rear extension, that would not extend beyond a line projected at 45 degrees from the midpoint of the neighbour's nearest habitable room window (the closest window at No.53 serves a kitchen) this would not appear overbearing or oppressive to the neighbours or result in overshadowing or loss of light. The proposed dormer to the west side would be visible from the neighbours kitchen window however as the kitchen is a dual aspect room the dormer is not considered to significantly diminish light to this room to the detriment of the living conditions of the neighbours. The dormer

would be set back on the roof slope behind the lounge window that faces east and would not result in overshadowing or an oppressive outlook to this principal room. The windows to the dormer serve a bathroom and stairs both non-habitable rooms with a high level window to the bedroom which would prevent overlooking to No.53. The only additional opening at ground floor to the west side elevation is to the utility room which would be screened behind the neighbour's garage and would not result in overlooking or loss of privacy.

There would be no significant adverse impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Obscure glazed window to south
5. No additional openings to west side elevations of extension or dormer or south gable of extension

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: Amanda Haslett Date: 11/04/24

Authorised by: Jo Morin Date: 11.04.2024