Expiry Date - 09/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0560/23 Recommendation – APPROVE

Site: 20 Chatham Road Worthing West Sussex BN11 2SP

Proposal: Proposed single storey side extension incorporating garage conversion and internal alterations to existing dwelling.

Date of site visit: 16.05.23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property comprises an older style semi-detached property on the east side of Chatham Road.

The property has a short front garden with walling to the front and a vehicular access and drive to the northern side with a linked garage (to No 22's garage) set back behind the rear of the property.

There is a varying height wall to the northern boundary to approx. 1.5m. There is an approx. 1.8m high pair of wooden gates across part of the drive set back behind the frontage of the property.

The property has a number of windows at ground and first floor to the northern elevation.

No 22 to the north is set off the boundary with a similar drive to the rear garage. It also has a number of windows in the south side elevation facing towards No 20.

Proposal

The application proposes the partial demolition/alteration of the existing garage and the erection of a single storey side and rear extension to the northern side.

The proposed extension would come forward of the main rear wall by approx. 5.2m. The depth of the existing garage/shore would remain as existing. The extension would include a bathroom, utility and summer/outhouse. It would have a partly pitched roof and partly flat roof and would be of matching materials. The pitch roof would include 2 roof light windows.

The proposed extension would link into the main house and have a door to the front elevation within the bathroom. There would be full length windows to the summerhouse facing into the garden.

The proposal also shows alterations to the ground floor living space with the insertion of bi-fold doors to the rear.

Relevant Planning History:

None

Consultations:

WSCC- No concerns

Environmental Health – Require a contaminated land condition

Representations:

None

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

The proposed extension would be to the side and rear of the property. It would be set back from the main front elevation by approx. 7.5m behind gates. It would have a lean to pitched roof. Its set back and design would mean that it would not be unduly visible in the street scene.

The proposed extension would partly replace/alter an existing garage. The design and size would not be out of character with the scale and design of the dwelling.

The application shows a proposed layout with access door to the front and a configuration of accommodation which could be used independently. The location and position would not be appropriate for independent living and as such a condition restricting the use as ancillary would be appropriate.

Residential Amenity

The main impact would be to No 22 Chatham Road to the north (incorrectly numbered on the application plans), the proposed extension would be to the south side of the property.

There are a number of windows to south side of No 22 which look towards the side of No 20. The proposed extension would come forward into the driveway and in front of n assumed kitchen window to No 22, however the kitchen window is secondary and set off the boundary and as such it is not considered that it would cause detrimental loss of light or visual impact to this property. There are no overlooking windows proposed.

The proposed extension would project into the garden although this would be on the site of the existing garage and store and as such in view of the existing garage to No 22 it is not considered that there will be any further impact from this element.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional opening
5. Ancillary accommodation only

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: Jackie Fox Date: 07.06.23

Authorised by: Jo Morin Date: 07.06.2023