Expiry: 10/8

Development Control – Delegated Officer Report

Application Number: AWDM/0854/23 Recommendation: Grant

Site: 40 Adur Avenue, Worthing

Proposal: **Removal of existing conservatory, proposed single storey rear extension**

Date of site visit: 10/7

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to a 1960's/1970's gable fronted detached house on the east side of Adur Avenue. The house is red brick under a heavy tiled roof with half of the front elevation hung with white composite horizontal cladding into the gable.

Built in a row of 4 similar houses these properties have garages on their south sides set back from the front of the property. In the case of the application site the garage was converted into a habitable room in 2020. At the same time the front porch was converted into a shower room and the front door moved to the side.

The road climbs up from the south and the houses have a staggered front building line following the curvature of the road.

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

Proposal

Permission is sought to build a rear extension 4.11 metres deep across the full width of the rear elevation and dog legged on the north side to avoid a drain. Flat roofed it is 2.8 metres in height. A matching brick, felt roof and uPVC windows/doors are proposed.

Relevant Planning History:

None.

Consultations:

None.

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Representations:

None received.

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 flat roofed rear extension is typical of rear extensions. The roof is higher than the garage conversion but it is set so far back from the road it will not be noticeable in the streetscene. It is acceptable.

Residential Amenity

The extension will have no impact on No. 42 which has its garage nearest the site boundary and is up the hill.

No. 38 has been extended to the rear with a similar flat roofed extension. A kitchen window remains in their north side wall facing the site behind the site's garage. It is assumed that the kitchen (a non-habitable room) leads onto their extension and so will continue to receive light and ventilation from the rear. No significant harm will result.

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: 20/7/23

Authorised by: Jo Morin Date: 27.07.2023