Expiry Date - 05/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1359/23 **Recommendation – APPROVE**

Site: **15 Ardingly Drive Worthing West Sussex BN12 4TN**

Proposal: **Alteration to previously approved AWDM/1271/22 - Single Storey Rear Extension and internal alterations - Increase in height due to insulation requirements.**

Date of site visit: 31/10/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Ardingly Drive within a residential area of Worthing. The property comprises of a mid-terrace, two-storey house with brick and rendered elevations and tiled roof. The property is set back from the road behind a front garden and pathway. There is an existing single storey extension and conservatory to the rear and a good size rear garden.

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 an amendment to approved application AWDM/1271/22 for a single storey rear extension. The extension has been mainly constructed but has been built approximately 0.25m higher than originally approved to accommodate the required insulation. All other aspects of the extension are as approved.

Relevant Planning History:

AWDM/1271/22 - Proposed single storey rear extension. – Approved

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

The principle of development has already been approved by the previous application. The key considerations are any additional effects on the visual and residential amenities of the locality as a result of the increase in height.

Visual Amenity

The proposed extension is to the rear of the property and is not visible from the road. The extension is subsidiary in form and scale to the existing building and would replace a conservatory in the same position and match the design and form of the existing rear extension.

The additional height is minimal and would have no adverse impact on the visual amenities of the locality.

Residential Amenity

The most affected properties are the neighbours to the sides at No.11 and 17.

No.11 is the adjoining property to the east side and has an extension and conservatory to the rear. There is a 1.8m high fence to the boundary and the extension is set in 0.175m from this fence. The increase in height of 0.25m is minimal in comparison to the approved height and is not considered to have any additional impact on the neighbour's amenities in terms of light or overshadowing and does not result in an overbearing or oppressive structure.

No.17 is the adjoining property to the west side and has an extension of the same depth adjoining the existing rear extension at the application property. The increased height is visible from the neighbour's garden however, as the extension does not project any deeper than the neighbour's extension the additional height would not cause any overshadowing, loss of light or appear oppressive to the neighbours.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Matching materials
3. No openings to side elevations of extension

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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: Amanda Haslett Date: 01/12/23

Authorised by: Date: