Expiry Date - 20/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1505/24 Recommendation – APPROVE

Site: 8 Hurley Road Worthing West Sussex BN13 2PB

Proposal: Single storey rear extension with gabled, pitched roof and rooflights (replacing existing conservatory)

Date of site visit: 23/12/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow on the east side of Hurley Road on an outer bend in the road. The road is characterised by gable-fronted and gable-sided bungalows. The application property is gable-fronted and has a detached garage set back from the front towards the north of the main property. The wedge-shaped plot widens towards the rear.

The property has brick elevations with a small section of white-painted render to the front elevation and cladding to the front gable. There is a conservatory on the rear elevation

Proposal

It is proposed to demolish the existing conservatory and to erect a single-storey rear extension with a pitched (glazed gabled end) roof with the addition of a new window ground floor window inserted on the south elevation to serve bedroom 3. A new 2m fence erected on the boundary approximately 6.5m westwards from the point of the neighbouring garage is also proposed.

The rear extension would be a maximum 7.235m deep on its southern side, spanning the full width of the property and extending the main 5m high roof ridge eastwards by approximately 10 metres at the same angle of dual pitch, incorporating glazed gabled feature in the east elevation. It would be finished in brick elevations with a tiled roof to match the existing with composite cladding to the upper part of the rear gable feature.

Relevant Planning History:

00/00940/FULL - Single storey rear extension. Permitted.

01/00613/FULL - Proposed conservatory to rear of kitchen (re-submission of planning consent WB/00/00940/FULL substituting conservatory in place of single storey extension) – Permitted.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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 extension would be well assimilated with the design of the existing bungalow. The additional building mass will be sited to the rear of the dwelling where it would have limited impact in public view, glimpsed at a distance and at an acute angle from Hurley Road, and would therefore not be harmful to the visual amenities of the area.

Residential Amenity

The most affected properties are Nos. 6 and 10 Hurley Road.

The proposed extension is well removed from No.10 to the north, beyond the application property's garage; and in addition, the properties and their plots are angled slightly away from each other. There are two windows on No. 10's south elevation but these are obscured from view by the existing detached garage building at No.8 and a high fence which separates the gardens. The south window in the rear extension appears to serve a living room which also appears to be served by patio doors. Given the separation distance, angle and limited windows affected, it is considered that the extension would not harm the amenities of No.10.

The proposed extension would be sited close to the boundary fence adjoining No.6. There are windows on the north elevation of No. 6 which appear to serve a kitchen and bathroom. Also situated on the north boundary in the garden of No. 6 is a detached garage which sits eastwards of the main dwellinghouse. The boundary fence in the rear garden is a full 2 metres in height and the proposed extension would be situated to the north of No.6. Given these points, it is not considered that the extension would be significantly harmful to the outlook or light enjoyed by the occupiers of No.6.

The proposed additional section of 2m high fence between No. 8 and No. 6 will give privacy to the newly inserted bedroom window on the south elevation of No. 8.

Properties to the rear are sufficiently removed so as not to be detrimentally affected by the proposed extension.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. A 2m high fence shall be erected on the boundary between No. 6 and 8 prior to commencement of use of extension and shall thereafter be retained.

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: Elaine Rousseau Date 17/01/2025

Authorised by: Jo Morin Date: 17.01.2025