Expiry Date - 17/02/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1605/24 **Recommendation – APPROVE**

Site: **3 Plantation Way Worthing West Sussex BN13 2AF**

Proposal: **Proposed single storey rear extension.**

Date of site visit: 30/01/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Plantation Way within a residential area of Worthing. The property comprises a semi-detached bungalow with brick elevations and tiled pitched roof. The property has been extended previously with a hip to gable extension to the side, rear dormer and rear infill extension, all to match the adjoining property at No.2. The property is set back from the road behind a paved driveway. There is a good size rear garden enclosed by high fencing.

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 a single storey rear extension measuring 3m deep x 6.4m wide with a crown roof of 2.4m high to eaves and 2.75m high to the ridge.

The extension would have bi-fold doors to the rear elevation and be finished in bricks and tiles to match the existing building.

Relevant Planning History:

AWDM/0046/22 - Proposed rooms in roof consisting of hip to gable and front and rear dormers. – Refused (due to front dormer)

Consultations:

None required

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 proposed extension is to the rear of the bungalow and although visible in the street scene these views would be limited by the relatively narrow spacing of the application property in relation to No.4 to the south. The proposed extension would line through with the existing side wall of the bungalow, finished in the same materials and following the pitch of the roof to reflect the character of the existing building.

The property has been previously extended forming an infill extension to the rear, the existing extension matches that carried out at the adjoining bungalow. The proposed extension in relation to the existing built form is subsidiary in scale at 3m deep and single storey height. Viewed in context with the overall scale of the dwelling it is noted that the existing infill extensions do not project beyond the furthest point to the rear of the dwellings as originally built. The proposed extension would extend beyond this but at a modest depth of 3m would not subsume the original dwelling or significantly reduce the rear garden.

There would be no significant harm to the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.2 and 4 Plantation Way.

No.2 is the adjoining bungalow to the north of the application site. This building is separated by a high fence to the boundary and mirrors the built form of No.3 as currently extended. The proposed extension would project 3m further to the rear than No.2, adjacent to the boundary. The extension would extend slightly beyond a line projected at 45 degrees from the mid-point of the neighbour's rear doors however this would not have a significant impact on amenity due to the low eaves height of the extension at around 2.4m and the limited depth of 3m. There would be no significant impact on light to the neighbour's property or enclosure of their house or garden and the proposal would not appear overbearing or oppressive. No openings are proposed to the side elevation and no overlooking or loss of privacy would occur.

No.4 is located to the south of the application site, approximately 2m from the side of No.3 and separated by a fence and trellis to the boundary. No.4 is positioned further back in its plot and extends further to the rear and slightly further than the proposed extension. There are no openings to the side of No.4 that would be opposite the proposed extension and no adverse impact on light or outlook. No openings are proposed to the side elevation and no overlooking or loss of privacy would occur. A single storey extension in this position would not have any adverse impact on the neighbouring property.

There would be no significant detrimental 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. 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: Amanda Haslett Date: 20/02/25

Authorised by: Jo Morin Date: 20.02.2025