Expiry Date - 11/12/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/1328/24 Recommendation – APPROVE**

**Site: 40 Greenland Road Worthing West Sussex BN13 2RW**

**Proposal: Rear/side single-storey extension and front canopy**

**Date of site visit:** 08.11.2024

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

The application relates to a mid 20C, detached, hipped-roof bungalow occupying a corner plot at the junction of Greenland Road and Greenland Close. A shared driveway on the west side of the bungalow leads to a garage comprising one half of a pair set back from the rear of the bungalow. The other garage in the pair belongs to No.42, a semi-detached bungalow adjoining to the west. A front garden enclosed by a rendered wall wraps round to the east side of the bungalow. The east side and rear garden is enclosed by a tall, dense laurel hedge that extends rearward along the roadside boundary with Greenland Close right up to the northern end of the plot where it wraps around, adjoining the entrance to a garage compound serving the terraced houses in Greenland Close.

The existing bungalow does not appear to have been previously enlarged. A detached outbuilding has been erected in the rear garden, adjoining the end garage within the neighbouring compound. It is largely screened from public view by the tall boundary hedge.

A detached house lies on the opposite side of the junction into Greenland Close. The roadside boundary is marked by a close-boarded fence which Google Streetview imagery indicates has replaced a tall, laurel hedge similar to that at the application site (although there are no planning records relating to the fence).

The surrounding area is predominantly residential in character made up of a mix of detached, semi-detached houses and bungalows as well as some terrace houses of differing styles, and with no strong sense of visual coherence.

The site is not listed or locally listed or within a conservation area. There are no TPO trees on the site.

**Proposal**

Permission is sought for a single-storey L-shaped side and rear extension. It would extend 3.5m deep across the full width of the rear (north) elevation, wrapping around the northeast corner and extending 2.7m to the side (east) of the bungalow. It would have a maximum depth of 9m and a maximum width of 11.2m (over half the existing floor area). The extension would be constructed in brickwork with a tiled 'skirt' or crown roof 3.5m high with eaves matching the eaves height of the existing bungalow. A flat canopy roof porch (3.9m wide by 0.9m deep) is proposed over the main entrance on the recessed south elevation.

**Relevant Planning History:** None

**Consultations:** None

**Representations:** None received.

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 2023)
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 main bulk of the proposed extension would be sited toward the rear of the building where it would be well screened by the existing dense hedge fronting Greenland Close. An adequate amount of rear garden would be retained notwithstanding the large outbuilding occupying the rear part of the garden. The side element of the extension will align with the front wall of the existing recessed component on the east side, set back some 6m from the main front elevation of the bungalow, therefore having a subsidiary appearance in views from Greenland Road. The proposed canopy porch will be a modest feature.

The tiled skirt roof will help the extension to visually integrate with the host dwelling. Even so, its relatively large footprint in relation to the existing bungalow would be far more visually apparent, and exposed to public view, if the existing hedge on the boundary with Greenland Close were to be removed. The submitted drawings show there is adequate space for it to be retained, and this can be secured as a condition of planning permission.

***Residential Amenity***

The proposed extension is well separated from neighbouring properties and there would be no adverse impacts in terms of loss of light or overbearing effect.

There are no windows proposed in the west side elevation facing No.42 and this can be secured by a condition.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to west side elevation
5. The existing hedge shown on the approved plan DS/GREENLAND/02 Rev 1 shall be retained and protected throughout the duration of construction works. Any part of the existing hedge that is damaged or dies within 2 years of completion of the extension shall be replaced with hedging planting of the same or similar species.

**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**

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| Case Officer: | Jo Morin | Date: 28.11.2024 |
| Authorised by: | Peter Barnett | Date: 28 November 2024 |