Expiry Date - 28/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0788/23 **Recommendation – APPROVE**

Site: **5 Cuckfield Crescent Worthing West Sussex BN13 2ED**

Proposal: **Proposed single storey side and rear extensions.**

Date of site visit: 19/07/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Cuckfield Crescent within a residential area of Worthing. The property comprises of a semi-detached bungalow with brick and rendered elevations and a pitched roof. The property is set back from the road behind a low wall and front garden with a driveway leading to the garage at the rear. There is an existing single storey extension to the rear and a good size garden with a summerhouse at the end.

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 single storey side and rear extensions.

The south side extension would measure approximately 1.4m wide by 4.55m deep with a monopitch roof of 2.4m high to eaves and 3.5m high to the ridge. The extension would enlarge bedroom 2, re-using the window to the south side and create a meter cupboard with access door to the front.

The proposed rear extension would continue the width and height of the existing rear extension but extend a further 3.9m to the rear with a hipped roof. The extension would create an open plan kitchen/diner with bi-folds to the rear and windows to each side.

The extensions would be finished in materials to match the existing building.

The application has been amended to include a hipped roof to the rear.

Relevant Planning History:

AWDM/0139/21 - Proposed single storey rear and side extension – Approved

Consultations:

None required

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

The proposed side extension would be visible from the road to the front but is narrow in width, small in scale and would be set back over 2m from the front of the building. The eaves of the extension would line through with those of the existing building and the pitched of the roof reflects the pitch of the existing rear extension. A gap would be retained to the boundary and the extension would not appear cramped on site or intrusive in the street scene.

The proposed rear extension would be less visible from the road as this would be partially hidden by the proposed side extension however the extended depth of the roof would be visible in glimpses between buildings. The design of the extension would match that of the existing extension but would have a hipped roof to the rear instead of a pitched roof. This aspect of the development was amended to mitigate the impact on neighbours. Although the depth of the extension would be increased, the scale and form of the proposal are subsidiary to the existing building and would not overwhelm or detract from the character of the property.

There would be no adverse impact on the visual amenities of the locality as a result of this proposal.

Residential Amenity

The most affected properties are those to the side of the application property at No.3 and No.7 Cuckfield Crescent.

No.3 is the attached neighbour to the north side, with an extension and conservatory to the rear. The proposed extension would retain the existing 2.4m gap to the boundary formed by a high wall. The proposed extension would extend slightly further to the rear than the neighbours conservatory but

in its position away from the boundary with a low eaves and hipped roof form sloping away from the neighbour's property, the additional depth is not considered to result in an overbearing or oppressive structure. The rearward extent of the extension would result in some additional enclosing effect on the rear bedroom window at No.3 but would not be unduly harmful to neighbouring amenity in terms of loss of light due to the hipped roof form. The extension is also about 0.6m lower at ridge height than the similar rear extension approved at this property under application AWDM/0139/21. The side window would look on to the boundary wall and would not result in any overlooking or loss of privacy.

No.7 is located to the south of the application site and positioned further back in its plot with an extension to the rear. The proposed extension at No.5 would not project as far back as the neighbour's property and would retain a gap of 2.4m to the boundary formed by a high fence. The existing garage close to this boundary would be removed to accommodate the extension and would represent a reduction in built form along the boundary, improving the relationship between the application property and No.7. The extension would not appear overbearing or oppressive to the neighbour and would not affect light to the neighbour's property due to its position to the north of No.7. The window to the side of the rear extension would look on to the boundary fence and would not affect the neighbours in terms of privacy or overlooking. The window to the south side of the side extension would look on to the blank wall of the neighbour's house and would not result in any overlooking.

There would be no significant adverse 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 additional openings to south side elevations of side extension

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

Expiry Date - 28/07/2023

Case Officer:	Amanda Haslett	Date:	16/08/23
Authorised by:	Gary Peck	Date:	16 August 2023