Expiry Date - 18/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0878/23 Recommendation – APPROVE

Site: 245 Findon Road Worthing West Sussex BN14 0ET

Proposal: Proposed part single, part two storey side (North) and rear (West) extension. (Resubmission of AWDM/0518/23)

Date of site visit: 16.05.23

Neighbours checked: y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Findon Road within a residential area. The property comprises of a semi-detached two storey house with brick and render elevations, with small bays to the ground and first floor front windows. There is a large porch/extension to the front with lean to roof. There is a detached outbuilding to the rear set behind the property (formally a garage). The property has been extended to the rear at single storey. The building is set back from the road with a paved frontage. There is a narrow driveway to the northern side.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes a part single storey and part two storey side and rear extension.

The extension would be on the north side and would involve a single storey extension to part of the side with a flat roof, then a two storey extension in the north west corner wrapping round the building partly on an existing single storey extension at the rear. The extension would be on the northern boundary. The two storey element would have a bonnet style roof with a flat top and hip ends. The roof would be lower than the main roof and set back. There would be matching eaves to the front and rear elevations.

The extensions would be finished in matching brick and tiles with a matching projecting brick band at first floor level to match existing.

The application is a resubmission following a withdrawn application when the applicants were advised that the proposal was unacceptable.

Relevant Planning History:

97/05297/FULL-SINGLE-STOREY REAR EXTENSION AND NEW GARAGE APPROVED

05/0284/FULL- Single storey front extension. APPROVED

AWDM/0518/23-Proposed two storey side (North) and rear (West) extension.-Withdrawn

Consultations:

None undertaken

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 pair of semi-detached houses is positioned is a similar frontage to the neighbouring pairs and of a similar style. This row of semi-detached houses along Findon Road has a slight variety of styles, extensions and set backs all are set way back from the highway by approx. 14-15m. The building is visible in the street scene.

The proposed extension would extend to the side boundary partly at first floor level. Design guidance set out in the Council's SPG – Extending or altering your home requires that any extension to the side of a building at first floor level should be positioned at least 1m in from the boundary. Although the proposed extension does not achieve the required set in from the boundary it is noted that there are several other side extensions to the south and north that have been granted consent to extend up to the boundary. Furthermore the extension would be set back a good distance from the front of the house and no further forwards than the adjacent property to the north, lessening its prominence in the street scene. There is a single storey garage to the side of

the neighbour's property to the north which extends up to the boundary and behind it. The property to the north has a driveway to this garage closest to the boundary. The deep set back of the proposed first floor would reduce any terracing effect.

The design of the extension has been significantly amended from the previous withdrawn application to enhance its appearance and ensure that the characteristics of the existing building are reflected. Although the two storey extension has a part flat roof with the proposed hips and set back and set down it is not considered that it would be unduly prominent and would be in character with the style of the property. It is also recognised that any increase in height to get a full pitch would have additional impacts on the adjacent property.

The single storey element has a flat roof, which is not uncharacteristic of neighbouring extensions and garages to this row of properties.

The design and form of the extension are therefore considered acceptable and would not detract from the character of the existing building.

The proposed extension would not appear dominant or incongruous in the street scene and would be in keeping with other development in the locality. There would be no significant harm to the visual amenities of the area resulting from this proposal.

Residential Amenity

The most affected property is the neighbour to the northern side No.247 Findon Road.

The proposed extension would extend up to the boundary at ground and first floor level with a hipped roof above this. There are windows to the side of the neighbour's property; at the rear of the side elevation to No 247 appears to be a secondary window to the rear room, a stair window (obscure glazed) and a further ground floor window obscure glazed. Windows at first floor and further forward on this side elevation would not be impacted by the proposal. The extension is located to the south of this neighbour and as such there may be some loss of light from the two storey element of the extension to the secondary rear window and stair window. Bearing in mind the secondary nature of the windows and the stair window being non habitable window this is not considered to be significant to refuse the application.

At the rear the proposed extension extends beyond the rear of 247. This property is set off the boundary and has a garage set back behinds it rear elevation. No 247 has a door and small window at ground floor in the rear elevation and a further window at first floor. The application drawings show that a 45 degree line from the nearest neighbours habitable room windows of this property can be achieved by the two storey extension and as such would not appear overbearing to the neighbours or result in detrimental overshadowing to their property.

The adjoining property to the south would not be affected by the extension as the two storey element would be to the northern side and the single storey extension at the rear already exists.

There would be no significant harm to residential amenity resulting from this proposal.

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: Jackie Fox Date: 17.08.23

Authorised by: Gary Peck Date: 17 August 2023