Expiry: 7/2

Development Control – Delegated Officer Report

Application Number: AWDM/1720/23 Recommendation: Grant

Site: 36 Maytree Avenue, Worthing

Proposal: Proposed two storey rear extension, existing conservatory removed

Date of site visit: 5/1

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to a detached interwar house on the north east side of Maytree Avenue. Like the adjoining properties the house has a double storey front projection with curved bay detail. It is a brick construction, with the upper floor rendered, under a clay tiled and fully hipped roof. It has a parapeted garage on its south side onto the boundary and a lean to store onto its north boundary. The house is on higher ground than street level with the ground continuing to rise beyond the rear garden boundary.

Maytree Avenue is in the residential suburb of Findon Valley. It is not in a conservation area and the house is not a listed building. There are no protected trees on the plot.

Proposal

Planning permission is sought to remove an old lean to conservatory at the rear and to build a two storey rear extension with dual pitched roof. The extension measures 4 metres in depth with a matching eaves line and lower ridge line.

It is to be completed in matching brick with rendered upper part.

A widened first floor side window has been removed from the proposal.

Relevant Planning History:

None.

Consultations:

None undertaken.

Representations:

The neighbour at No. 38 objects:

Height and depth will block light to conservatory.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 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 extension is sympathetically designed and will reflect the design of an extension added to No. 38. It is to the rear of the property and will be little glimpsed from the road.

Residential Amenity

The extension is well removed from No. 34's boundary as it does not extend behind the site's garage.

No. 38 has a similarly designed but only 2 metres deep two storey rear extension and single storey rear extension beyond this. At 4 metres deep the proposed extension will extend to about half the depth of the single storey extension at No. 38.

Revised plans show that the extension does not break a 45 degree angle with the centre point of No. 38's first floor rear window. Some loss of light will occur to the ground floor extension but this room's principle light and outlook is down their own garden. This room also has windows in its north side.

The extension will be 25 metres off the rear garden boundary.

No significant harm to any neighbour will occur.

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 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? Y

Case Officer:	MOK	Date:	9/2/24
Authorised by:	Gary Peck	Date:	9 February 2024