Expiry: 9/10

Development Control – Delegated Officer Report

Application Number: AWDM/1130/23 Recommendation: Grant

Site: GFF, 4 Wallace Avenue, Worthing

Proposal: Addition of a new window to the southern elevation.

Date of site visit: 15/9

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

The property is on the east side of Wallace Avenue close to the junction with the coast road, and is a detached property containing 2no. flats; 1no. on the ground floor and 1no. on the first floor. The ground floor flat has recently added a rear extension.

This part of Wallace Avenue is residential in character, made up of detached dwellings and low rise flats of varying traditional design.

The application building is not listed, nor is the site located within a conservation area.

Proposal

Permission is sought to add a south side window to the ground floor flat to give light to an original room now set some way back from rear windows or rooflights in the extension. The window measures 1260mm in height and is 600mm wide and matches an existing window closer to the front wall. It is shown to be obscurely glazed with a top opener only.

Relevant Planning History:

AWDM/0376/23 - Retrospective application for amendments to previously approved application AWDM/0653/21. Altered fenestration to North, South and Rear (East) elevations and altered rooflights and roof design/detail and revised timber decking and relocation of existing storage shed. Granted

AWDM/0653/21 - Demolition of existing single-storey rear extension and construction of a single-storey rear extension. Granted.

Consultations:

None.

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Representations:

2 objections from No. 2 summarised as:

Overlooking of main entrance, side passageway and unobscured side bathroom window at No. 2. Additional CCTV cameras, if added, would exacerbate this.

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.

Residential Amenity

The proposed window is set 5.2 metres back from the front in the south side wall. It is to be obscurely glazed on installation with a top opener only. A condition is proposed which requires the opening to be at least 1.7 metres off finished floor level as the boundary fence is lower than typical at this point. Overlooking will therefore not occur.

Visual Amenity

The window is in the side wall and will match in size an existing window nearer the road. It will not be harmful to visual amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Top opener cill 1.7 m above ground level

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.

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Is recommendation contrary to letter(s) of representation? Y

Case Officer:	MOK	Date:	20/9/23
Authorised by:	Jo Morin	Date:	20.09.2023