Expiry Date - 26/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0828/24 Recommendation – APPROVE

Site: 6 Avondale Close Worthing West Sussex BN12 6DF

Proposal: Two storey rear extension and one storey rear extension

Date of site visit: 19.07.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 2-storey, semi-detached, post-war house located on the north side of Avondale Close, a residential cul-de-sac within an established suburb of the town. The dwelling is set back from the road behind an open-plan, lawned front garden. A footpath to the side of the dwelling leads to an enclosed rear garden. The external elevations of the dwelling (and the others which make up this cul-de-sac) consist of prefabricated panels. The lower section (up to the cills of the first-floor windows) is finished in a red/brown-coloured pebble-dash with smooth off-white render above. The pitched roof is covered in profiled concrete tiles, with plain tile-hanging to the upper part of the gabled side elevation. There is an L-shaped, brick-built outbuilding to the north-east corner of the dwelling, paired with a similar structure in the curtilage of No.7.

No.5 Avondale Close is attached to the west side.

No.7 Avondale Close, an end-of-terrace house, adjoins the site to the East. The siting of the terrace follows the alignment of the head of the cul-de-sac, with the result that No.7 is set back further North of No.6, by virtually the full depth of the dwelling.

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

Proposal

Permission is sought to remove the outbuilding (within the site curtilage) and erect a part single part 2-storey rear extension.

The proposed 2-storey component would be 3.5m deep and 4.2m wide located to the east side of the rear elevation, set in nominally from the east flank wall of the main dwelling. It would have a hipped, pitch roof 6.7m high, set down 0.9m from the main roof ridge. The single-storey rear component

would be 1m deep, infilling the gap between the proposed 2-storey element and the common site boundary with No.5. It would have a flat roof 3.05m high.

The proposed development would facilitate a layout enabling the creation of a downstairs bedroom and bathroom, and additional bedroom on the first-floor and is required to meet the needs of resident children with long-term disabilities, supported by OT recommendations.

Relevant Planning History: None

Consultations: None received.

Representations: A representation has been received strongly objecting to the proposals on grounds of loss of light, privacy and increased noise and disturbance during construction works.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 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.

The need for the accommodation to meet the requirements of children with long-term disabilities is also a material consideration of important weight.

Visual Amenity

The design, form and massing of the proposed 2-storey extension would be sympathetic in appearance and subsidiary in scale to the existing dwelling. Owing to the set-back position of the adjoining terraced block, it would be notably visible in public view from Avondale Close to the East. However, 'set in' from the east flank wall, and set lower than the main roof ridge, with eaves lining-through, it would harmonise with the appearance of the existing dwelling and would not dominate the street scene.

The proposed modest single-storey rear element will not be visible in public view.

The drawings are annotated to state that the lower part of the 2-storey extension and the single-storey component will be completed in bricks 'matching the house', with render to the upper part. As noted above, the existing house (and those surrounding) are not constructed in brickwork. A

coloured rendered finish throughout would be most appropriate here and it is considered this could be dealt with as a condition of planning permission.

Residential Amenity

The most affected properties are No.5 attached to the West and No.7 to the East.

The rear garden boundary with No.5 is marked by standard height panel fencing. Netting (approximately 1m high) on slender supports has been installed on top of the fence panels. An open timber pergola structure has been erected close to the rear elevation of No.5. The timber roof beams of the structure are visible just above the fence panels.

The internal layout of No.5 is understood to mirror that at No.6 with the nearest windows at ground and first-floor serving habitable rooms.

The receipt of light to the ground-floor room is already affected by the close proximity of the rear timber structure. The height, depth and siting of the proposed part single part 2-storey extension would have some further impact on the receipt of daylight to the nearest ground-floor window at No.5 but would meet the 45º BRE test, which is a typical ‘rule of thumb’ used by planning authorities to assess the impact of development on the receipt of daylight to neighbouring property. Similarly, the ‘bulk of the proposed extension would have some over shadowing effect to that part of the rear garden closest to the house, but only during the mornings.

The proposed extension would be visible from the rear windows of No.5, although view from the ground-floor room will be curtailed in part by the timber structure. That part of the extension closed to the common boundary would only be 1m deep and at single-storey storey in scale would not have an oppressive or overbearing impact on the amenities of No.5.

The proposed 2-storey component would be sited opposite the flank wall of No.7 to the East, at an overall separation distance of over 5 metres. The proposed extension would not extend beyond the rear elevation of No.7. Windows in the flank wall of No.7 are understood to serve a kitchen at ground-floor and a landing at first-floor, both non-habitable rooms. Although the proposed 2-storey extension will be clearly visible from No.7 it would not give rise to an unneighbourly impact.

There are no windows in the side elevations of the extension and this can be secured by condition.

Some noise and disturbance during building works is inevitable, likely to result in some inconvenience to neighbours. Although sympathetic to the particular circumstances highlighted in the representation received, this would not amount to a reason for refusal but, unusually for householder development, it is considered would justify imposing a condition to control the hours of construction to standard times.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Notwithstanding the annotation on the approved plan, materials to consist of a rendered finish coloured to elevation to match the existing external appearance, tiled roof to match.
4. No openings to side elevations of extension
5. Hours of construction

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? Y

Case Officer: Jo Morin Date: 22.08.2024

Authorised by: Louise Prew Date: 22/08/2024