Development Management – Delegated Officer Report

Application Number: AWDM/1658/24 **Recommendation: APPROVE**

Site: 27 Half Moon Lane

Proposal: Single Storey Rear Extension

Date of Site Visit: 14/02/25

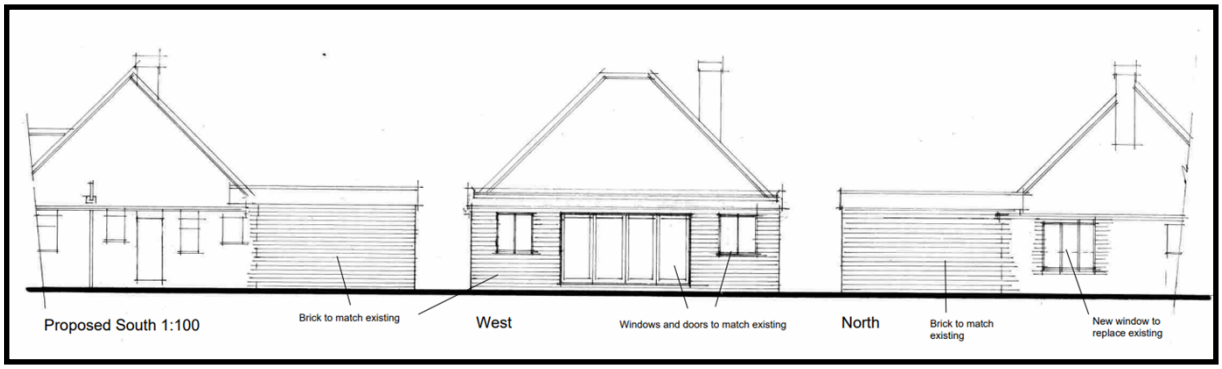
Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

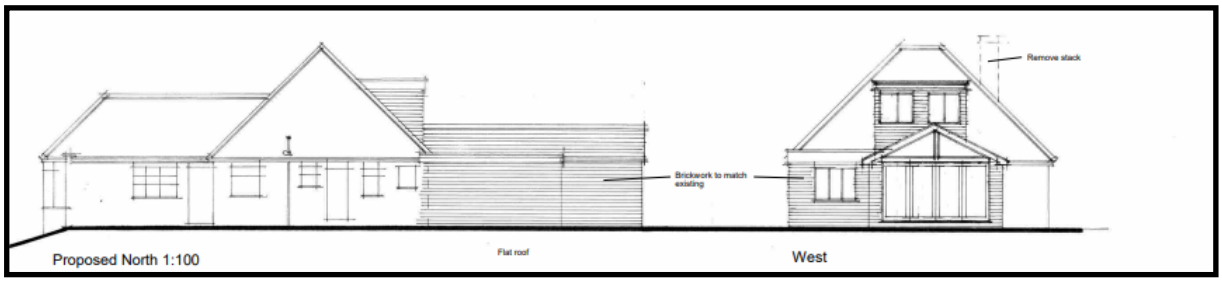
Single storey bungalow on the west side of Half Moon Lane. House to the south and bungalow to the north.

Extension to replace an existing conservatory.



Planning History:

AWDM/0975/24 - Proposed rooms in roof with rear dormer, single storey rear extension with part pitched roof and part flat roof, removal of chimney. PP GRANTED



Consultations: None

Representations:

None (spoke to the neighbour to the north during site visit and he has no objection).

Relevant Planning Policies:

Adopted Worthing Local Plan (2024): SP1, DM5

National Planning Policy Framework (CLG 2024)
Planning Practice Guidance (CLG 2024)

Planning Assessment

Proposal for a 5 metre deep single storey rear extension. It appears to be an alternative proposal to that granted pp last year (the earlier pp also involves accommodation in the roofspace). The neighbour at No 29 said that the applicant had consulted him on the proposal and that a flat roof was chosen as it would have less visual impact for his neighbours compared to a pitched roof.

The extension would replace a small rear conservatory. Although a 5 metre deep extension is proposed it would be set back from both neighbours (a 5 metre rear extension was also previously approved - see history section). There is a close boarded fence to the property to the north. The neighbouring property has a rear conservatory and although the proposed extension would extend well past the neighbouring property it would not have any overbearing impact. No windows are proposed on the side elevations of the extension (removing PD rights for subsequent alterations can be controlled by condition) and therefore there is no issue regarding any overlooking.

The house to the south has a blank gable facing northwards and a single storey extension. There is also a garage located on the boundary with the application site. The applicant's property is located some distance to the rear of no.25 and therefore the proposed extension would be some distance from the rear of No 25. The existing vegetation between these properties and gap to the boundary would ensure no adverse impact on No25 to the south.

Recommendation

01 Standard Time Limit
02 Approved Plans
03 Matching materials
04 No windows to be to the flank elevations of the extension hereby approved.

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

Case Officer: James Appleton Date: 14/02/2025

Authorised by: Jo Morin Date: 17.02.2025