Expiry: 24/8

Development Control – Delegated Officer Report

Application Number: AWDM/0909/23 Recommendation: APPROVE

Site: 92 Cleveland Road, Worthing

Proposal: Single storey front extension in place of porch.

Date of site visit:

Neighbours checked: y

Additional neighbour notifications:

Site and Surroundings

The application site is a detached bungalow on the northern side of Cleveland Road. A number of different alterations to dwellings have been made. The properties are alternate in design, they alternate between bungalows with a gable and bungalows with a more standard form. The bungalow at No.92 is one with a gable frontage, the properties lie horizontally within the plot. The bungalows which are horizontal within the plot have a detached garage set back from the frontage.

The site currently to the front has a small porch which is small in nature and forms a subservient addition to that of the original dwellinghouse. Cleveland Road rises to the east meaning that the topography of the site is slightly higher than that of the neighbour to the west.

The site is not in a conservation area and is not a listed building. There are no protected trees on the site.

Proposal

As amended the application proposes to replace the porch with a pitched roof extension to create a new bedroom to the front of the site. The extension is larger than the existing flat roofed porch. The proposal seeks to create an extension with a width of 3.291m and a depth of 2.782m. The depth allows for the development to sit 1m behind that of the main building line of the existing gable end frontage of the plot.

The height of the proposed pitch is 4.36m with the eaves at 2.84m. The side elevation of the proposal is approximately 2m from the site boundary and 6.65m from the neighbouring property.

Relevant Planning History:

None.

Consultations:

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None.

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 extension due to its location to the front of the property will be highly visible from the street scene and therefore design needs to be carefully considered. The proposed extension with a gable roof is considered to be an alien feature with no other property within the locality having similar works completed or a double fronted gable. However it is considered that the incorporation of a gable roof will harmonise the development with the other roof forms within the locality, as alternate properties have gable ends including the host dwelling.

With the 1m recess from the frontage it is considered that the increase in footprint will be a subservient form of development. The stepping from the frontage reduces the visual impact from the street scene, this is due to the development resulting in a secondary frontage.

Residential Amenity

The extension will not be harmful to any neighbour. This is due to the separation distance and the angle from which the proposed development will intersect the outlook of the neighbouring property to the west.

The pitch of the roof allows for the roof form to run away from the boundary reducing any overshadowing or overbearing impact on the neighbouring property. Due to the location of the proposed extension it is not considered that the neighbouring properties to the rear or eastern boundary of the property.

As such it is not considered that the development would result in an impact on neighbouring properties that would be demonstrable to the application. The proposal is in accordance with Policy DM5 and the Extending and Altering Your Homes SPG with no overbearing, overlooking or overshadowing resultant of the proposal.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No windows to the side

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: Finlay Gardner Date: 30/08/23

Authorised by: Jo Morin Date: 31.08.2023