Expiry Date - 26/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0565/24 Recommendation – APPROVE

Site: Rosemary 18 Ashfold Avenue Worthing West Sussex

Proposal: Single-storey side and rear extension

Date of site visit: 27/06/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is located to the eastern side of the Findon Valley which has a steep topography. 18 Ashfold Avenue is located on the southern side of the road with the sloping garden going down from east to west. The site has an existing rear extension.

The neighbours on either side have had alterations to the rear with No. 20, to the east, having a large rear conservatory and a garage further to the rear. The other neighbour No. 16, to the west, has an outbuilding to the eastern boundary and a garage to the rear with a conservatory also to the rear.

The application site has a large rear garden with close board fencing to the boundaries and some shrubbery increasing the height further.

Proposal
The application relates to a side and rear extension. The wrap around aspect of the extension will run along the western boundary. The rear extension will protrude 5m to the rear and the total width will be approximately 9m. The rear extension will protrude past the existing rear extension by 2.5m to create the depth of 5m.

The materials proposed within the extension are to match that of the existing with rendered walls above that of a brick plinth. There are not proposed to be any windows in the side elevations in the extension with a roof lantern and the rear elevation hosting a set of Bi-fold doors.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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
Due to the extension being largely to the rear there is not considered to be a significant impact on the visual amenity of the street. The side extension will be visible from the street scene. The side extension will be in the place of an existing store with the footprint slightly increased and the roof changing from a lean to roof to a flat roof. This will result in a 3.2m eaves height. On the opposite side of the site the eaves will be 2.8m this is due to the topography of the site. As such whilst there will be a large, high extension visible from the street scene, due to the setback nature of the proposed extension this is considered to mitigate the potential impact from the height.

Overall, the development would be considered to be subservient to the host dwelling and is not considered to dominate the street scene resulting in a development that is acceptable in terms of visual amenity.

Residential Amenity
The nature of the proposed extension means both neighbours will be impacted by the development. To the east (No. 20) the impact would be less than the neighbour to the west. This is to do with the existing relationship with an existing rear extension with a pitched roof, the proposal seeks to add a further 2.5m to this extension with a roof height of 2.8m which is considered to be acceptable. The height means that there would not be any overshadowing or overbearing impact on the neighbouring property. There are also no windows proposed in the side elevations of the extension which ensures that there is no overlooking.

The relationship with the other neighbour has greater impact on the residential amenity. This is due to the height and the introduction of a large extension on the boundary. The depth of the rear extension is 5m which at 3.2m will have some overbearing impact. The flat roof of the proposal helps to ensure that this is not detrimental to the application. The neighbouring property has an outbuilding in the rear garden approximately 5.6m to the rear, this paired with their own extension is considered to mitigate the overbearing impact that would be created. Furthermore, there is an existing smaller side extension currently in situ which mitigates the impact of the proposed extension. There is not proposed to be an increase in the footprint of the side extension aspect forwards of its existing building line so it will not adversely affect neighbouring ground floor windows of this property.

As such it is considered that despite the height on the western side of the extension the impact on the neighbouring property would not be to the detriment of the application.

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 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: 27/06/2024

Authorised by: Louise Prew Date: 28/06/2024