Expiry Date - 05/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1553/23 Recommendation – APPROVE

Site: 98 St Lawrence Avenue Worthing West Sussex BN14 7JL

Proposal: Removal of existing rear extensions and replacement with a new single storey rear extension.

Date of site visit: 14/12/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the north side of St Lawrence Avenue within a residential area of Worthing. The property is a detached two-storey house comprising predominantly white render elevations with a brick skirt and hanging tiles to the mid-section of the bay features to façade, a plain tiled hipped roof with front gable featuring an easterly catslide, along with white UPVC windows. The property benefits from a generous plot size and building alike with other properties along this section and further down St Lawrence Avenue. The property is set back from the public realm a good distance behind a wall with metal fencing and access gates. The rear garden is especially large and comprises a patio area to front and grass area extending to the rear. A tall hedge row acts as the boundary with the adjacent neighbour to the east No. 96 St Lawrence Avenue and a tall fence to the rear and west boundary. A pitched roof garage paired with the adjacent neighbour's to the west No. 100 St Lawrence Avenue connects to the property via a slide door which leads to a covered area projecting from the front of the garage. A mixture of detached outbuildings extend alongside this westerly boundary.

The application property exhibits two separated rear projections of differing size and form; the westerly projection aligns with the side (west) of the house and is mono-pitched measuring approximately 2.45m deep and 3.2m wide where-as the easterly projection is of flat room form and measures approximately 3.6m deep and 2.35m wide. These internal spaces serve as non-habitable rooms. Properties along this section of St Lawrence Road are generally detached and enjoy generous plot sizes and footprints. Form, scale, design, and the spacing between properties vary.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal:

Permission is sought for the replacement of the existing rear projections with a single-storey rear extension. The extension would comprise matching brickwork and white render elevations, a GRP flat roof with parapet and roof lantern, along with white UPVC/ aluminium rear facing doors and windows.

The proposed extension would align with the east side elevation but be set in approximately 0.8m from the west elevation to allow a pathway between the extension and garage. The extension would project approximately 5.5m, have a width of 9.1m, and height at maximum of 3.65m (4m to roof lantern height). A patio area would front and surround the extension, extending to the extent of the garage (approximately 3m).

3No. existing openings to the side (west) elevation would be blocked up and a door inserted in a new position.

Relevant Planning History:

None at the application property.

Plentiful history at the adjacent property No. 100 for various extensions and alterations dating back to the 1960's. Most recent approvals under 06/0130/FULL, 07/1116/FULL, AWDM/1375/20 and retrospective application for change of use from residential (Use Class C3) to residential care home (Use Class C2) under AWDM/0025/21.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 positioning of the extension to the rear of the house and the setting in of the west side means that only its east profile and roof would be visible to the street scene when viewed from an oblique angle between the application

property and adjacent neighbour No. 96. The extension would appear utilitarian owing to its flat roof form at 3.65m high, however, this would not dominate views or appear disproportionate to the original house. The extension would be subsidiary and is considered to be of a good quality design which sympathises with the existing house's layout and appearance; the east elevation of the extension would sit flush with the existing east elevation of the house and matching materials are proposed. The site lends itself well to extensions of this nature, of which have been achieved at many other properties along St Lawrence Avenue.

There would be no adverse harm to the character of the area or existing house as a result of the proposal.

Residential Amenity

The proposed extension is of a generous size and will subsequently be visible to those neighbours adjacent at No. 96 and No. 100, however, the property's large plot coupled with the wide spacing between both neighbour's means that it would not result in material harm to their residential amenity. The existing gap to the neighbours' would not be compromised and the tall boundary treatments and pitched garage to the west boundary which stands at a height of approximately 3m would screen a large portion of the extension. No unneighbourly overlooking would occur as the only openings proposed would face into the applicants own rear garden which is notably deep.

The proposed extension is acceptable on residential amenity grounds in this context.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials

Informatives:-

1. 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

Expiry Date - 05/01/2024

Case Officer: Jason Albon Date: 03.01.2024

Authorised by: Jo Morin Date: 03.01.2024