Expiry Date - 21/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0232/25 Recommendation – APPROVE

Site: 42 Harwood Avenue Worthing West Sussex BN12 6EJ

Proposal: Proposed single storey rear extension

Date of site visit: Desk-top assessment using photos supplied by the Applicant's Agent

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Harwood Avenue within a residential area of Worthing. The property comprises a semi-detached bungalow with brick elevations, a hipped roof with projecting front gable and white UPVC windows. The property is set back from the road behind a low wall and front garden. There is a detached garage to the rear accessed via a shared driveway between the application property and No.44. To the rear there is a large garden and a conservatory.

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

Proposal

Planning permission is required for a single storey rear extension measuring approximately 3.85m deep x 6.4m wide with a flat roof of 3.25m high with flat roof lights above. The existing conservatory would be demolished. The extension would have doors and a window to the rear elevation, a window to the west side elevation, serving the kitchen and would be finished in bricks to match the existing building.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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 proposed extension is to the rear of the property but would be visible in glimpses down the side of the house. The extension would continue the brickwork wall of the existing house using the same materials. The flat roof would be raised up above the existing eaves creating a slightly awkward detail where the existing and proposed roofs meet, however it is understood that this is required to provide the required insulation and to maintain a level threshold throughout. Due to the set back position of the extension at the rear of the property at over 22m from the pavement edge this detail would not be considered to detract from the character of the property or appear intrusive in the street scene.

The proposed extension would be subsidiary in scale and form to the existing building and finished in materials to match.

There would be no significant adverse impact on the visual amenities of the locality.

Residential Amenity

The most affected neighbours are those to the sides at No.40 and 44.

No.40 is the adjoining property to the east side and has a conservatory to the rear of the same size as the existing conservatory at the application property. There is a fence to the boundary and a gap of approximately 0.25m would be retained to this boundary. The proposed extension would project a further 1.7m beyond the existing and neighbours conservatories. The proposed extension would not extend beyond a line projected at 45 degrees from the midpoint of the neighbours nearest window to their conservatory. The roof of the proposed extension would be higher than that of the existing conservatory but as a single storey extension projecting only 1.7m beyond the neighbour's conservatory this is not considered to significantly diminish light to the neighbour's property or appear overbearing or oppressive. There are no openings proposed to the east side elevation and no overlooking or loss of privacy would occur.

No.44 is to the west side separated by a shared driveway with a rear extension to the same depth as the existing conservatory. The proposed extension would be approximately 2m from the boundary and 4m from the side of No.44 and at this distance would not adversely affect residential amenity. There is a window proposed to the side elevation which would look on to the blank side elevation of the neighbour's extension across the open driveway, to where they store their bins. There is already a window to the conservatory in a similar position. Due to the lack of side openings to the neighbour's rear extension there would be no overlooking or loss of privacy.

There would be no significant adverse impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional 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: Amanda Haslett Date: 15/04/25

Authorised by: Jo Morin Date: 15.04.2025