Development Control – Delegated Officer Report

Application Number: AWDM/1392/24 Recommendation: APPROVE

Site: 86 Warren Road, Worthing, West Sussex, BN14 9QP

Proposal: First floor side extension

Date of site visit: 19/12/2024

Neighbours checked: y

Additional neighbour notifications: N

Site and Surroundings

The property is located on the eastern side of Warren Road. It contains a large detached two storey residential dwelling. The house has a single storey side garage and large rear extensions.

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

Proposal

Planning permission is sought for a first-floor extension above the existing garage. The roof would have the same pitch and eaves height as the existing roof.

The extension would be rendered, following the removal of proposed cladding as part of the application process.

Relevant Planning History:

AWDM/0363/22: Removal of existing conservatory and erection of single storey rear extension.

AWDM/0976/15: Application for Lawful Development Certificate for rooms in roof with rear dormer to north-east elevation and three front rooflights to south-west elevation.

03/00746/FULL: Erection of garage to side elevation and porch to front elevation. Approved

Consultations:

None undertaken.

Representations:

None received.

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 property is one of a number of large, detached houses. The extension is highly visible in the streetscene but has been designed to be subordinate being set down from the ridge height of the house with the same pitch and eaves detail. It has also been set back from the front wall of the house and in from the boundary. This design ensures the extension would be subordinate to the original house in accordance with the Residential Extensions SPD. The application will be rendered to match the existing building. This will be secured by condition. The proposal is not considered to have an adverse impact on the streetscene or visual amenity of the wider area.

Residential Amenity

The side extension is set off the shared boundary with no. 84 to the east. The side elevation of this property has two windows which do not appear to be to habitable rooms. The rear wall of the boundary would not project further to the rear than the extension to this neighbouring property. Given the separation and the scale it is not considered that the proposal would result in an overbearing development or create an undue sense of enclosure. There are no side facing windows so the proposal is not considered to overlook these neighbours. A condition ensuring no additional windows in the side elevation will be attached.

Residents at 88 Warren Road to the west are unlikely to be affected as the extension does not project forward of the existing first floor rear façade of the property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No new windows on the southeastern side of the extension

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Louise Prew Date: 23/12/2024

Authorised by: Jo Morin Date: 23.12.2024