Expiry Date - 24/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1546/24 **Recommendation – REFUSE**

Site: **36 Christchurch Road Worthing West Sussex BN11 1JA**

Proposal: **Single storey rear extension (following demolition of existing garage).**

Date of site visit: 12.04.18

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

Christchurch Road comprises primarily older style residential properties of a mix of predominantly bay fronted properties with a low wall to the frontage.

No 36 is a semi-detached property with driveway to the southern side. There is a garage/outbuilding in the south east corner of the property.

The attached property No 38 to the north has a small lean-to to the rear on the boundary.

To the east are properties facing Hertford Road. Nos 7 and 9 back onto the site. Both properties have two storey outriggers to the rear and No 7 has a further single storey extension beyond the rear outrigger. Both properties have short rear gardens

There is a mixture of wall, fencing and shrubs to the boundaries.

Proposal

The application is for a single storey rear extension projecting approx. 5.9m to the rear with a width of approx. 5.8m. It would be set 0.33m from the boundary with No 38 and approx. 0.15m from the rear boundary with 9 and 7 Hertford Road. The proposed extension would involve a living/dining area 4.5m deep to a height of approx. 3.28m and beyond a store to a depth of 1.49m and height of 2.6m.

The proposed extension would have a flat roof with light lantern about the living/dining area. A chimney flue is also proposed.

Bi-fold doors are shown to the southern side of the living/dining area and a door to the store.

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Relevant Planning History:

None relevant

Consultations:

WSCC Highways

No changes are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.
A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets. Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.
As such, no concerns are raised regarding loss of existing parking provision. An existing
driveway is to be retained with provision for at least two cars.
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Representations:

None

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 would be at the rear of the property. Although the extension is contemporary in design it is not considered that it would be out of character with the property with matching materials. The application also indicates that a flat roof garage would be removed.

Residential Amenity

The most affected properties are 38 Christchurch Road and 7 and 9 Hertford Road.

In terms of No 38 this property has what appears to be an original outhouse projecting from the rear of the property on the boundary. The outhouse projects for approx. 2.5m. The nearest habitable window at ground floor is beyond the outhouse to the north. The proposed extension although set off the boundary slightly would project along the whole depth of the boundary to a height of 3.28 for 4.5m and 2.6m for the remaining 1.49m. The extension would south of No 38. There is a mix of boundary treatment between the properties with shrubbery. Although the main living room window is set away from the boundary, the garden faces east and with a substantial extension set just off the boundary for the full depth of the rear gardens and south it would be likely to have a detrimental impact on the amenity of No 38 in terms of loss of outlook, overshadowing and visual amenity. The extension is also well in excess of 3m guidance for rear extensions as set out with the SPG 'Extending or Altering Your Home' (WBC)

With regards 7 and 9 Hertford Road. No 7 largely sits behind the existing garage for No 36, its removal would be an improvement to this property providing potentially additional light. The proposed extension would be North West and at an angle and it is not considered that would have a detrimental impact on this property.

No 9 is directly to the east, it has a relatively short garden at the rear of approx. 3m and with its terraced position and location of surrounding development is likely that this property would be impacted by further development on the rear boundary. Although the garden store is a height of 2.6m , it is across the whole width of this rear of the property and beyond this the extension rises to approx. 3.28m. The location and height is likely to cause detrimental impact to this property in terms of loss of light and visual impact.

Although an element of an extension could be constructed under permitted development, it is still felt that the application as proposed would be detrimental as to cause a detrimental impact on No 38 Christchurch Road and No 9 Hertford Road.

Recommendation

REFUSAL

1. The proposed extension, by reason of its length, height and siting would be an overbearing addition which would cause an unacceptable loss of light and prospect to the detriment of the residential amenities of the occupiers of No. 38 Christchurch Road and 9 Hertford Road. The proposal is therefore contrary to policies DM2 and DM5 of the Worthing Local Plan, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jackie Fox Date: 22.01.25

Authorised by: Louise Prew Date: 22/01/2025