Expiry Date - 07/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0687/23 Recommendation – APPROVE

Site: 20 Birkdale Road Worthing West Sussex BN13 2QY

Proposal: Demolition of existing outdoor store, and construction of a single storey side extension

Date of site visit: 06.07.23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property comprises a semi-detached property on the corner of Birkdale Road and Birkdale Close.

The property has an open garden to the front with Birkdale Road with low wall which turns the corner.

The site and rear of the property is enclosed by approx. 1.8m high close boarded fencing. The property has a large flat roof outhouse to the side of the property enclosed within the fencing. It has a garage to the rear accessed off Birkdale Close

Proposal

The application which has been amended since originally submitted proposes the removal of the outbuilding and the erection of a single storey side extension. The proposed extension would be set back slight to a width of approx. 3.8m to a depth of approx. 9.5m and a height of 3m with a flat roof.

The extension would provide a downstairs bedroom with en-suite and an extension to the kitchen to provide a dining area at the rear. The proposed extension would have a single window to the front, patio doors to the rear and a high level window in the side elevation for the en-suite.

Relevant Planning History:

00/00552/FULL- Detached prefabricated garage with vehicular access onto Birkdale Close- REFUSED

00/00767/FULL- Erection of a detached garage with access onto Birkdale Close- PERMITTED
01/01287/FULL- Proposed sectional garage to side of property- PERMITTED

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Consultations:

Environmental Health – Require a contaminated land condition

Representations: None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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 to the side. It would be set back slightly from the main front elevation but would be visually prominent due its corner location. It would however replace an existing large outhouse/garage which currently protrudes into this space and the site is also enclosed by 1.8m high fencing which means that there is already a built up edge to this corner. The proposed extension would be of matching materials and fenestration to the frontage. It would be set off the side boundary by approx. 2.2m. It has however been reduced by over 1m from the previous scheme and would be narrower than the existing house so although prominent, its set back and slimmer proportions would ensure that it would be subservient an in character with the main dwelling house.

The agent has also raised that the property on the opposite corner No 22 has a large extension to the side which is a garage and that this extension also protrudes forward of the front elevation. Although a large extension to the side due to the grassed area on this corner it is not as prominent.

The surrounding development has a mix of frontages and side extensions including those with flat roofs and garages and although the proposed extension would be prominent the amendments achieved would not have a detrimental impact on the street scene and on balance the proposal is acceptable.

Residential Amenity

The proposed extension would be to the western side of the property and would not impact on neighbouring properties in terms of loss of light visual impact or overlooking

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: Jackie Fox Date: 17.10.23

Authorised by: Jo Morin Date: 18.10.2023