Expiry Date - 27/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0575/23 **Recommendation – APPROVE**

Site: **21 Hazelhurst Crescent Worthing West Sussex BN14 0HW**

Proposal: **Demolition of existing conservatory and replacement with a single storey rear extension**

Date of site visit: 30/05/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located to the westerly side of Hazelhurst Crescent within a residential area. The property is a detached two-storey household comprising facing brickwork elevations and a tiled jerkinhead roof with catslides to side elevations. The property is set back from the public realm behind a shallow brick wall with bordering vegetation and access gates to either side. The topography of the area renders ground levels to decrease from the front (east) of the plot to the rear (west) at a moderate angle. The hardstanding to the southerly side of the plot extends from the public realm beyond the principal front of the house leading to the front access door located to the side (south) elevation and garage/ store which attaches the rear of the property. Projecting from the rear of the property is a conservatory which aligns the garage/ store to the south and spans nearly the entire width of the house. The rear garden space is of a generous size and comprises a grassed area, stepped down from the rear conservatory and descending to the rear.

Properties along this section of Hazelhurst Crescent are distinct in character by virtue of their jerkinhead roof and catslides to the side elevations, some of which have constructed side dormers to catslide. These properties are detached two-storey households which are similar in form and design and benefit from a generous plot size. To the north and opposite the site the properties do not reflect the aforementioned characteristics and are of a different form, design and scale.

At time of site visit works had begun (more specifically, to the south side dormer) in relation to the previously permitted application for a Lawful Development Certificate under AWDM/0159/23 which relates to the side dormers, single-storey side extension, and front porch, along with other alterations.

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 demolition of the existing conservatory and the erection of a single-storey rear extension. The extension would comprise matching facing brickwork elevations, a flat roof with roof lantern, and aluminium openings.

The extension would project 3m from the rear (east) of the property, have a width of approximately 7.8m, and maximum flat roof height of approximately 3.7m (4m to roof lantern level). Doors are proposed to the rear (west) and side (south). A terrace and steps are proposed from the extension to the lower level garden.

Relevant Planning History:

Planning permission granted at the application property for application for a Lawful Development Certificate for proposed rooms in roof consisting of the installation of 3 new roof dormer windows, roof light and chimneys removed. Proposed single storey side extension and front porch under AWDM/0159/23, decision issued 03/04/2023 [As previously mentioned, development to the south side dormer had commenced at time of site visit].

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (HCLG 2021)
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 proposed rear extension would only be marginally visible to the public realm owing to the distance away and its positioning set behind the existing house which would be partly screened by the dormers permitted under

AWDM/0159/23. The proposed roof by virtue of its form and height (which would sit significantly above the eaves of the original house) would appear utilitarian. However, this would not be to the detriment of the visual amenities of the area as it would be largely removed/ hidden from public viewpoint and would therefore not pose as a dominant feature in this setting, owing in part to the topography of the area. The property would continue to enjoy a generous sized garden. In this context, the proposed rear extension is considered acceptable on visual amenity grounds.

Residential Amenity

There would be no impact to the living conditions of No. 19 to the south as, although the rear building line of this neighbour is set significantly behind the application property's, the existing garage/ store which abuts this boundary would screen the proposed rear extension, which is set further in from this boundary. Furthermore, regard must be had to the approved side extension under AWDM/0159/23 which would replace the garage/ store and would increase in height to blend with the rear extension.

The proposed extension would extend at an additional 1.45m depth to what exists through the conservatory. Whilst the extension would be of an increasing massing and heavier form and positioned slightly closer to the boundary with the adjacent neighbour to the north No. 23, it is considered that an additional depth of 1.45m is modest in this context and would not result in a material overbearing or overshadowing effect for this neighbour; there may be some loss of light to the side (south) facing windows of this neighbour, but the impact would not be so harmful to warrant a refusal on overshadowing grounds for the reasons above.

The only openings proposed are the doors to the rear (west) and side (south) which face into the applicants own garden and relatively tall boundary fence respectively. The proposed terrace area would be at an elevated level by virtue of the areas topography and would be at a maximum height of approximately 0.65m above ground level (approximately 0.35m greater than what exists). This could result in potential overlooking into the adjacent neighbours' rear gardens. Notwithstanding, the terrace and steps are considered to form a practical aspect of the proposed development which would facilitate a stepped access to the applicant's rear garden. In view of the context of these properties and the relatively tall boundary fences, it is considered that no materially harmful overlooking would occur.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings North Elev

Expiry Date - 27/06/2023

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

Case Officer: Jason Albon Date: 27.06.2023

Authorised by: Jo Morin Date: 27.06.2023