Expiry Date - 07/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1682/23 Recommendation – APPROVE

Site: 6 Ely Close Worthing West Sussex BN13 1BH

Proposal: Single Storey extension to Rear of Garage and 2 Storey extension to North side

Date of site visit: 22/01/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application is a re-submission of the previously refused AWDM/1192/23. That application read:

'The application site is located on the western side of Ely Close. Due to the location at the end of the close the application site is visible from Princess Avenue to the north. The site has undergone an alteration through a previous permission approving a single storey side and rear wrap around extension, porch and attached garage to the south side.

To the front of the site there is sufficient space for the parking of vehicles associated with the size of the dwelling. The parking is bolstered by the garage approved under application AWDM/0217/16.

With the site located at the end of the Close as such it has an irregular plot shape with a garden that wraps around the property on three sides. The existing garage on the south side adjoins the site boundary, closely matching that of the adjoining neighbour at No.5 with only a narrow gap in-between.

Ely Close is made up of a mix of typically well-spaced semi-detached and detached houses. The siting of the semi-detached pairs and detached properties typically follows the sinuous road alignment of the cul-de-sac. The main front and rear elevations of No.6 align with the main front and rear elevations of the adjoining semi-detached pair, Nos 4 and 5. A number of properties have had attached garages added, or single-storey side extensions, which infill the gap between the side wall and the site boundary. But the single-storey scale of these additions allows the original spacing of the dwellings to be 'read' within the streetscene. Some detached properties have had 2-storey side extensions but have not harmfully detracted from this character.

The garden hosts boundaries of different forms to approximately 1.8m on all sides.'

At time of site visit it was noticed that a rather large outbuilding had been erected to the north of the plot within the confines of the property's boundary sometime between the date of the previous visit to the site (27/09/2023) and the most recent visit (22/01/2024). This was raised with the agent who confirmed the outbuilding adheres to the parameters set out in Schedule 2, Part 1, Class E of the GPDO 2015 (as amended) and as such can be carried out under permitted development rights. The agent also confirmed that the outbuilding will be used to house garden related equipment/ furniture. The outbuilding, along with the other existing outbuilding abutting the southerly boundary of the property which is to be demolished, have been included in the submitted plans for completion.

Proposal

Permission is sought for a two-storey extension to the north side of the house and a single-storey extension behind the previously approved garage to the south side. The north side extension would provide an enlarged living room to ground-floor and master bedroom to first-floor whilst the south side extension would provide a utility room and enlarged kitchen. Matching brick and render elevations are proposed along with matching roof tiles for the two-storey extension and grey aluminium windows.

The two-storey element would project to align with the extent of the existing single-storey side extension to the north elevation (by approximately 3.1m) and forward of it by approximately 3.8m to infill the void to the north-east of the house's footprint. A front facing window is proposed. The first-floor element would measure virtually the entire depth of the house (approximately 7.6m) and have a front and rear window. The two-storey extension would have a pitched roof with ridge which projects perpendicularly to the existing ridge line of the house by approximately 5.45m to create a side gable face. It would measure approximately 6.25m to ridge level and approximately 4.35m to eaves level.

The single-storey element would project the width of the garage (approximately 2.5m) and extend from the rear of the garage by approximately 4.65m to align with the rear building line of the house. It would have a flat roof height of approximately 2.6m (2.7m to roof light level) and be finished in single ply membrane. 1No. rear window is proposed along with 2No. roof lights.

Other alterations include the enlargement of the existing ground-floor rear window adjacent the bi-fold doors, the blocking up of the existing first-floor side (south) windows, and the relocation of the chimney stack to the side of the two-storey extension.

Relevant Planning History:

AWDM/0217/16 - Single storey side extension (north) linked to existing single storey rear extension (west) with pitched roof; remove existing garage in rear garden and form new attached garage to south elevation; pitch roof over front (east) porch. Cedar cladding to first floor front (east) elevation. Approved 07/04/2023.

AWDM/1028/18 - Non Material Amendment to approved AWDM/0217/16 to change cladding to off white render and left of front door to render; brick corners of porch to be visible; decrease northern porch window in size, sill height to match lounge window. Approved 07/08/2018.

AWDM/1192/23 – Two storey side extension extending over existing garage. Refused 06/11/2023. The reason for refusal read:

'The proposed extension by reason of its siting, height, form and massing in relation to the side boundary with No.5 Ely Close would unacceptably enclose the existing visual gap separating the properties and would set a precedent making it difficult for the Council to resist other similar development leading to the creation of a 'terracing effect' that would be detrimental to the street scene and harmful to local character contrary to Policy DM5 of the adopted Worthing Local Plan, the Council's SPG Extending Or Altering Your Home and the policies of the NPPF.'

Plentiful history at the property opposite the site at 7 Ely Close. Approvals for:

- Two storey extension to side of property under 03/01064/FULL, decision issued 08 Oct 2003.
- Conservatory to rear under 06/0506/FULL decision issued 28 Jun 2006 (enlargement under 06/0708/FULL).
- Single storey side and rear extension to replace existing conservatory and garage under AWDM/0197/14, decision issued 10 Apr 2014.
- Front porch under AWDM/0693/17, decision issued 26 Jun 2017.
- First floor rear and side extension (amendment to AWDM/0680/21 which was refused) under AWDM/1306/21, decision issued 13 Oct 2021.
- Single storey rear extension under AWDM/1888/22, decision issued 06 Jan 2023.

Consultations: None

Representations: None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

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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

Much like that of the previous application under AWDM/1192/23, the proposal is designed to be in-keeping with the host dwelling owing to the use of matching materials. Where-as the proposal to the previous application was deemed not to be subservient to the host dwelling by virtue of the scale of the development, the extensions the subject of this application would be subservient in view that the ridge height of the two-storey element would be some approximately 0.4m below the main ridge of the house and the front elevation would be set approximately 0.6m behind the existing extent of the front elevation. Moreover, the eaves level would sit flush with the existing house, sympathising with its form and scale.

The proposed two-storey element has been positioned to the north side elevation as opposed to the south side elevation as advised in the previous report to address the sole reason for refusal in relation to the unacceptable enclosing of the visual gap between No. 5 Ely Close and the subsequent 'terracing effect'. It is considered that there is sufficient space available to the north side of the house to accommodate the proposal, as already demonstrated by the wrap-around side extension to this elevation, by virtue of the property's situation on a corner plot with a large amount of open space to the end of the cul-de-sac and beyond to the wide streetscape of Princess Avenue. The dwelling to the opposite side of the road No. 7 Ely Close similarly occupies a corner plot to the rear of the cul-de-sac and benefits from a comparatively larger plot size to most others along Ely Close. This property has achieved a two-storey extension much like what is proposed at the application property and to what appears to be a more constrained plot in terms of the proximity of the extension to the boundary with Princess Avenue. In view of the above, it is considered that the introduction of the two-storey extension in this context would not detrimentally effect the visual amenities of the area.

The single-storey extension to the rear of the garage would appear slightly awkward from the view of the street scene by virtue of the differing roof heights of the garage and extension. Notwithstanding, this would not result in significant harm to the street scene owing to the corresponding roof forms and the relatively modest roof height of the extension (2.6m) which would match the eaves level of the existing single-storey rear extension. The visual gap between No. 5 Ely Close would not be compromised.

Residential Amenity

The two-storey north side extension would pose no impact to residential amenity owing to its positioning in the context of the area a sufficient distance from surrounding neighbours.

The windows in the north side of No.5 are understood to be either secondary in nature or serving non habitable rooms. Whilst the south side single-storey extension would be visible to these windows and there would be some loss of daylight, this is not anticipated to result in material harm. There would be no material overbearing or overshadowing impact to No. 5.

The windows on the extension to both the front and rear are not considered to give rise to any unacceptable overlooking through their location. The views that would be gained from within the extension's to both the first-floor and ground-floors would be largely the same as those available from within the host dwelling. No unneighbourly overlooking would occur.

There are no residential amenity grounds to resist the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings Side Wall To South Extension

Informatives

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: 06.02.2024

Authorised by: Louise Prew Date: 07.02.2024