Expiry Date - 26/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1253/24 **Recommendation – APPROVE**

Site: **5 Hurst Avenue Worthing West Sussex BN11 5NY**

Proposal: **Single storey rear extension**

Date of site visit: 30/10/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Hurst Avenue within a residential area of Worthing. The property comprises a mid-terrace, two storey house with brick elevations and a tiled pitched roof. The terrace has a distinctive style with a brick stepped gable design to the façade. This design is repeated at terraces to both sides of the street. Windows and doors have decorative leaded lights within a dark frame. The property is set back from the road behind a low wall and small front garden. There is an undercroft between No.3 and 5 leading to garages at the rear. There is a conservatory and single storey extension to the rear, a good size garden and several outbuildings.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a single storey rear extension, the existing sun room would be removed.

The proposed extension would measure approximately 3.35m deep x 3.55m wide adjoining the existing rear extension to create an open plan kitchen/dining room. The extension would have a flat roof of 3.1m high matching the height of the existing rear extension and would be finished in materials to match consisting of vertical timber cladding and metal framed doors/windows.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 2023)
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 is to the rear of the property and would not be visible from the surrounding area.

The extension has been designed to replicate the existing rear extension which has a contemporary appearance finished in vertical timber cladding and black metal framed doors and windows. The design and finish are considered to complement the existing building and reflect the dark framed openings of the main house. There would be no harm to the character of the property.

The scale, form and single storey height of the proposed extension would be subsidiary to the main building.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbour is No.7 to the north side of the application site. This property has a conservatory adjacent to the boundary that extends to the same depth as the proposed extension. The boundary consists of a high fence. The proposed extension would replace an existing sunroom of approximately 2.45m deep and would extend 0.9m deeper than the existing. The height of the extension would be between 0.8 and 0.3m higher than the previous sunroom and would be higher than the neighbour's conservatory. The extension would not however extend beyond a line projected at 45 degrees from the mid-point of the neighbour's rear conservatory doors and the roof and side panels of their conservatory are obscured and therefore light would not be significantly diminished as a result of this proposal. The proposed extension is not considered to be overbearing or oppressive in outlook. No openings are proposed to the side and no overlooking or loss of privacy would occur.

Views of the proposed extension would be screened from the neighbour to the south (No.3) by the existing extension.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. No openings to side elevations of extension

Informative

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: Amanda Haslett Date: 22/11/24

Authorised by: Jo Morin Date: 22.11.2024