Expiry: 14/6

Development Control – Delegated Officer Report

Application Number: AWDM/0584/23 Recommendation: Approve

Site: 6 Ashfold Avenue, Worthing

Proposal: **Removal of existing conservatory and erection of single storey rear extension**

Date of site visit: Desktop assessment including Google maps

Neighbours checked: y

Additional neighbour notifications:

Site and Surroundings

This application relates to a detached bungalow on the south side of Ashfold Avenue. The property has been extended into the roof with dormers front, rear and west side. The property has a driveway and detached garage on its west side with its 'front' door also in this elevation.

Ashfold Avenue climbs up from Findon Road to the west with No. 8 on higher ground than the site. It is not in a conservation area and is not listed. There are no TPO'd trees on the site.

Proposal

Permission is sought to replace an existing single storey rear extension with one of a larger scale. The existing extension is flat roofed and 3 metres in depth

The proposed extension is 3.5 metres in depth with a pitched roof with a maximum ridge height of 4.2 metres and a maximum eaves height of 2.5 metres. Its front gable includes uPVC glazing as well as doors out to the garden and windows in each side elevation. Brick and render are to be used to match the house.

Relevant Planning History:

95/0443 – Front dormer extension. Granted.

Consultations:

None.

Representations:

None received.

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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 extension is to the rear so will not be visible in the public realm. The extension is designed sympathetically to the bungalow with a hipped roof to match.

Residential Amenity

The extension sits along the shared boundary with No. 8 approximately 1 metre off it. No. 8 has a garage on the boundary to a greater depth.

The replacement extension will not cause harm to any neighbour.

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 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: MOK Date: 14/6/23

Authorised by: Jo Morin Date: 14.06.2023