Expiry Date - 19/06/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0533/25 **Recommendation – APPROVE**

Site: **7 Burford Close Worthing West Sussex BN14 9RL**

Proposal: **Proposed rear extension and front porch extension**

Date of site visit: 04/06/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Burford Close within a residential area of Worthing. The property comprises a link detached bungalow with brick and render elevations, a tiled pitched roof and a projecting gables to the front and rear finished in white cladding. The property is set back from the road behind an open lawn and driveway leading to the attached garage to the east side, which adjoins the neighbour's garage. There is a large garden to the rear.

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 and a front porch.

The proposed rear extension would measure 1.78m deep x 9.25m wide lining through with the projecting gable to the rear. The extension would have a hipped roof of 2.4m high to eaves and 3.5m high to the ridge. There would be windows and bi-fold doors to the rear serving the extended sitting room and kitchen/living/dining room.

The proposed porch located in front of the existing entrance would measure 1.6m deep x 3.26m wide with a hipped roof of 2.4m high to eaves and 3.5m high to the ridge. The porch would have a window to the east side and a door and windows to the front.

The extensions would be finished in bricks and tiles to match the existing building.

Relevant Planning History:

None relevant

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Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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 rear extension would not be visible from the road and would have no adverse impact on the street scene. The proposed extension is small in scale and subsidiary to the existing building and would be finished in materials to match.

The proposed porch is to the front of the property and visible in the street scene. There are various examples at other properties of additions to the front, including porches and carports. The proposed porch would be subsidiary to the main building, being set back from the front projecting gable and would not extend across the existing window opening to the front. The eaves would line through with the eaves of the existing building. The porch would not appear out of keeping with the character of the street scene or detract from the property. The porch would be finished in bricks and tiles to match the existing building reflecting the character of the property and surrounding street scene.

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

Residential Amenity

The most affected neighbours are those to the sides at No.6 and 8 Burford Close.

No.6 located to the east side is attached to the application site by the garage and separated by a fence and hedge to the rear garden. The proposed rear extension would be set in away from the boundary by approximately 2.8m (the width of the garage) and would only project 1.78m deep and would not appear

overbearing or oppressive to the neighbours or compromise light to their property. The porch to the front would be approximately 6.7m from the boundary with a window to the east side looking out across the driveway. The porch is a non-habitable room and there would be no overlooking or loss of privacy to the neighbours as a result of a window in this position. There would be no adverse impact on amenity for these neighbours.

No.8 is located to the west side and the proposed porch and rear extension would be screened from view, from this property by the existing projecting gables to the front and rear

There would be no 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. Matching materials
4. No windows to east side of rear 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: 13/06/25

Authorised by: Peter Barnett Date: 13 June 2025