Expiry Date - 19/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0092/24 Recommendation – APPROVE

Site: 107 Limbrick Lane Worthing West Sussex BN12 6AG

Proposal: Part single storey and part two storey rear extension.

Date of site visit: 26/02/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is located on the west side of Limbrick Lane within a residential area. The property is a semi-detached two-storey house comprising facing brick elevations, a tiled gable roof, and white coloured UPVC openings.

The property is set back from the public realm a moderate distance behind a shallow brick wall with shrubberies above. The front garden comprises a grass area and block paving driveway which extends to serve the detached garage located behind the property's rear building line. The rear garden space of the property is of a good size and comprises predominantly grass with areas of patio. The detached garage is paired with the adjacent neighbours garage No. 109 Limbrick Lane at the shared boundary. The garage has an inverted L shaped footprint and is set slightly in front of No. 109's garage. No. 109 is separated a good distance and has a similar layout to the application property but is set further back from the street scene, meaning its rear elevation extends beyond the application property's. The attached property to the south No. 105 Limbrick Lane is separated by a good sized close boarded fence and exhibits a full-width conservatory to the rear.

The property reflects the general character of properties along this section of Limbrick Lane, of which consist of predominantly semi-detached two-storey houses which have a similar form, design, orientation, massing, and plot size, with consistent visual gaps between the semi-detached pairs.

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 a part single-storey and part two-storey rear extension comprising matching brickwork elevations, a matching tiled hipped roof (flat roof for single-storey element), and matching UPVC openings.

The extension would create a kitchen/ family room at ground-floor and additional bedroom at first-floor. The extension would be inset approximately 0.14m from the side (north elevation), project approximately 3.3m from the rear (west) elevation, have a total width of approximately 5.9m (3.5m at first-floor level), and a height of approximately 6m to ridge level, 4.6m to eaves level, and 2.7m to single-storey flat roof level (2.95m to roof light level).

Rear facing sliding doors and a window are proposed to ground-floor, and a window to the new bedroom to first-floor. The existing first-floor window to the rear closest to No. 105 would be re-positioned approximately 0.4m closer to this neighbour to accommodate the two-storey element. An obscure glazed window to the side (north) of the existing house is proposed to the first-floor to serve the bathroom.

The proposal includes the demolition of the part of the garage which impedes the building line of the house, the re-positioning of the inspection chamber, and the installation of a new SVP to the side elevation.

Relevant Planning History:

No history at the application property.

Planning permission recently granted for a similar proposal further south along Limbrick Lane at No. 59 under AWDM/0215/23, decision issued 10 May 2023.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised December 2023)
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

Whilst the proposed roof level of the two-storey element of the rear extension would be some approximately 1.3m below the ridge of the original house, the side profile and roof of the two-storey element would be visible to the public realm when viewed at an oblique angle between the application property and No. 109 to the north; the main bulk of the development would not be visible from the street scene. Views of the extension would not be dominant and it would not detract from the character of the street scene owing to its positioning to the rear of the property, the matching materials proposed, and the retention of the visual gap between the application property and No. 109.

The extension is considered subservient in view that it would be inset from the side (north) elevation, the ridge level would be significantly lower than the original ridge, and the eaves level of the two-storey extension would line through from the original dwelling. The proposed extension would have a form which is sympathetic to the original dwelling and harmonises with the existing layout.

The proposal is considered to be sensitive to its surroundings and would not give rise to material harm to the visual amenities of the area.

Residential Amenity

The most affected neighbours would be at the adjacent properties to the north (No. 109 Limbrick Lane) and to the south (No. 105 Limbrick Lane).

The presence of the two-storey rear extension will pose an alteration to the existing views from these adjacent neighbours. These properties are considered to remain spaced at a sufficient distance from the proposed development to safeguard concerns pertaining to obtrusiveness; the two-storey element of the extension has been pulled away from the boundary with No. 105 to ensure this. Owing to No. 109's situation to the north of the site, the amount of daylight and sunlight may be reduced to the side (south) facing windows of the property, however, this is not anticipated to be to an unacceptable degree as the windows to the first-floor appear to serve a bathroom and landing and the window to the ground-floor is not considered to be a primary window. Light admittance to the rear of this neighbour's property is not anticipated to be materially affected owing to the situation of their property set behind the application property, the relatively modest depth and height of the two-storey extension, and the spacing between properties. The extension would project to the same depth as No. 105's conservatory, therefore, the room that would be most affected at this property would be the bedroom window at first-floor level. Overshadowing impact to this neighbours property is reduced by virtue of its situation to the south of the site and the sensitive design of the two-storey element of the extension, some approximately 2.55m from the shared boundary with this neighbour. The Council are satisfied the extension will not intrude an angle of 45 degree measured from the midpoint of the nearest habitable rooms of these respective neighbours.

No material overlooking would occur as the proposed openings to the rear of the extension would face into the applicants own garden and the properties beyond the curtilage to the east side of Kithurst Crescent are considered to be located a sufficient distance from the site. The proposed side window to the first-floor would serve a bathroom and be obscure glazed; a condition has been applied to the permission to ensure this remains as such. The proposal would not result in a loss of privacy to the adjacent neighbours, nor would it result in a harmful outlook to the neighbours to the rear of the application property.

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 Elevations Extension
5. Bathroom Window Obscure-Glazed

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: 18.03.2024

Authorised by: Jo Morin Date: 19.03.2024