Expiry Date - 12/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0765/24 Recommendation – APPROVE

Site: 5 St Johns Close Worthing West Sussex BN12 4HX

Proposal: Demolition of existing conservatory and small side porch. New rear/side extension.

Date of site visit: 19.07.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a linked detached bungalow with rooms in the roof located at the head of a modest-sized cul-de-sac within an outer residential suburb of the town. The bungalow occupies a wedge-shaped plot, set back behind a paved frontage with generous-sized rear garden that widens out significantly to the rear.

The bungalow is attached (by their paired garages) to an identical style of bungalow to the south (No.4). To the north and west, No.6 is sited within its own wedge-shaped plot. Also a detached, bungalow, it differs in style to the application property. It has been enlarged by rooms in the roof with side and rear dormers, a side extension (with false-pitched roof facing the street), and a large single-storey rear extension. There is a detached garage on the west side boundary, adjoining the common boundary with No.5, with an attached outbuilding to the rear of it.

The property backs onto similar-style detached bungalows in Fairview Avenue to the rear (west).

The site is not listed or locally listed, or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought to remove an existing rear conservatory and modest rear porch and erect a single-storey side and rear extension. The extension would extend the full width of the bungalow and wrap-around the north-west corner, having a width of 3.35m. The rear component would be stepped in depth, extending 3.4m to the south part, slightly less than the existing conservatory, before extending a further 0.9m. It would be constructed in brickwork to match the existing bungalow, with a flat, overhanging roof 3m high. The accommodation would consist of an enlarged living room, remodelled kitchen and dining room with utility/boot room.

Expiry Date - 12/08/2024

Relevant Planning History: None.

Consultations: None

Representations: None

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 subsidiary in scale to the host dwelling and can be comfortably accommodated within the generously proportioned rear garden of this plot. It is distinctly contemporary in design with large floor-to-ceiling window/sliding door openings to the rear (west) and north side, although the rather thick roof construction coming above the existing eaves height of the bungalow will have a rather heavy, ungainly appearance. For the most part it will not be visible in public view except where it wraps around the north side elevation. Its appearance from the road will be rather utilitarian, further accentuated by the lack of any window/door openings or other articulation to its front-facing elevation. However, it will be set back over 5m from the front elevation of the bungalow, behind a narrow section of gated garden wall that encloses the side garden and is to be retained. The extension will not dominate the appearance of the bungalow or harmfully detract from its appearance.

Residential Amenity

The most-affected properties are those on either side.

To the south, No.4 has been enlarged by a rear conservatory similar in depth to that existing at No.5, plus an extension approximately 3.4m deep to the rear of the linked, paired garages. A gap of 2.6m will be retained between the south side of the proposed rear extension and the common site boundary. No windows are proposed in the flank wall of the extension. It is proposed to insert a new window in the south side wall of the existing bungalow serving the living room, but this will face onto the flank wall of the rear garage extension at No.4 which adjoins the common boundary. It is not considered

there would be an adverse impact on the amenities of No.4 in terms of loss of light, privacy or overbearing effect.

There will be a minimum gap of approximately 1m between the front corner of the wrap-around extension and the northern side boundary with No.6. Owing to the wedge-shape of the plot, the gap widens considerably toward the rear. The side component of the proposed extension will be sited roughly opposite the flank wall of the neighbouring garage and attached outbuilding to the rear. The site boundary at this point is marked by a tall close-boarded fence to the rear of the neighbour's garage. The tall floor-to-ceiling windows in this side of the extension, and proposed new floor-to-ceiling window inserted in the adjacent side wall of the original bungalow, will not give rise to any adverse overlooking impacts. The enlarged, main bungalow at No.6 is site is sited further to the north and east at an angle to No.5 and will not be affected by the proposed extension.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to south side elevation 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: Jo Morin Date: 22.07.2024

Authorised by: Gary Peck Date: 22 July 2024