Expiry Date - 30/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0306/24 Recommendation – APPROVE

Site: 3 Heatherstone Road Worthing West Sussex BN11 2HD

Proposal: Demolition of existing conservatory and erection of single storey rear extension with roof overhang

Date of site visit: 12/06/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site lies to the west of Heatherstone Road and forms part of a pair of semi-detached dwellings. To the rear of the site there is an existing rear extension. A detached garage is to the northern boundary on the site set back from the existing rear elevation. The plot has a large rear garden with approximately 20m to the rear boundary of the site. There is an existing conservatory that forms the side wall of the boundary with the neighbour. The conservatory is 5m in depth.

Proposal

The proposed development relates to a single storey flat roofed extension that would unify the existing rear arrangement. There is proposed to be a maximum depth of 4.8m on the extension with a 1m overhang. The extension would run full width retaining 2.4m to the northern boundary. To the rear of the site there is proposed to be 13.65m of garden retained.

The roof form is proposed to be flat roofed at 3m with parapet walls to the side creating a total height of 3.15m. The original scheme was proposed to be 3.4m in height. Within the flat roof there is proposed to be a roof lantern providing light to the rear extension.

Within the rear extension there will be two sets of French doors. The flank elevations are not proposed to host any openings.

Relevant Planning History:
AWDM/1858/19: Demolition of existing conservatory and extension. Proposed single-storey rear extension to west elevation, with parapet walls to south and north elevations. Application Permitted 28/01/2020.

Consultations:
None

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Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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
Due to the location of the proposed development, there will not be any views available from within the public realm. With the development to the rear of the site and materials that match the existing there is not considered to be any impact on the visual amenity of the locality.
The single storey nature of the development is considered subservient to the main building. The materials will be conditioned to match the existing building.

Residential Amenity
The neighbouring property to the south of the site (No. 1) would be the most affected due to the introduction of the extension on the boundary of the garden. There will be a small sense of enclosure created on the amenity space of the neighbour to the south due to the extension on the boundary. The existing relationship between the two has an existing sense of enclosure due to the existing conservatory to the rear. There will be increased impact on the neighbour with an increase in height due to the parapet wall. The reduction from the original 3.4m that was proposed has allowed for the impact on the neighbour to be reduced to an acceptable level. With the existing development on the boundary there is not considered to be an increase in overbearing that would be demonstrable to the application.

With the separation distance from the neighbour to the north and the detached garage between there is not considered to be any impact that would be detrimental to the application or the neighbouring amenity space.

Due to the single storey height of the proposed development and the omission of windows within the side elevations of the extension there is not considered to be any overlooking as a result of the proposal. The doors to the rear face the applicant's garden. As such there is not considered to be any overlooking achieved from the proposal.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No windows in the side walls of the 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: Finlay Gardner Date: 18/07/2024

Authorised by: Louise Prew Date: 22/07/2024