Expiry Date – 24/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0178/24 **Recommendation – APPROVE**

Site: **45 Nutley Drive Worthing West Sussex BN12 4JP**

Proposal: **Single storey side and rear extension**

Date of site visit: 02/04/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Nutley Drive within a residential area of Worthing. The property comprises a semi-detached, two storey house with two storey curved bay to the front, white render elevations grey UPVC windows and a grey tiled roof. The property is set back from the road behind a low wall, front garden and driveway with parking for several vehicles. There is a conservatory and good size garden to the rear and a summerhouse adjacent to the rear boundary.

There is a Southern Water Pumping station and Electricity Sub Station located to the west of the site.

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 side and rear extension. The existing rear conservatory has been demolished.

The proposed extension would measure 4m deep x 10.6m wide and would wrap around the side of the building to form a side extension of 2.05m wide x 10.9m deep. The side part of the extension would be set back 2.55m behind the front porch. The extension would have a parapet roof of 3m high and roof lights above.

The extension would form an open plan family room and kitchen to the rear with glazed doors to the rear and a WC, utility and store to the side with a door to the rear and front. The extension would be finished in white render to match the existing building.

The application has been amended to set back the side extension from the frontage and to omit the alterations to the porch roof.

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Relevant Planning History:

02/01196/FULL - Single storey side extension together with alterations - Approved

Consultations:

UK Power Networks - No objections to the proposed work. However, please note that there is a service cable supplying this property within close proximity of the works.

Southern Water – Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: www.developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: www.southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.
- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: www.southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Representations:

None received

Relevant Planning Policies

Expiry Date – 24/05/2024

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 side extension will be visible from the road but will be set back a behind the front elevation by about 2.55m and positioned behind the garage to the neighbouring property to the west side, therefore limiting views to directly in front of the house. The side extension is narrow in width, retaining a gap of 1m to the boundary at the front. The parapet roof form would reflect the design of the existing building and would be subsidiary in scale. This part of the extension was amended to set back the extension from the frontage resulting in a less prominent addition. There would be no harm to the character of the street scene as a result of this extension.

The rear extension would extend the full width of the plot where the boundary narrows to the rear but at 4m deep and of single storey height this would appear subsidiary in scale and form to the existing building. The flat/parapet roof form reflects features of the existing building and would not harm the character of the building.

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

Residential Amenity

The most affected neighbour is the adjoining property at No.43 to the east side separated by a tall fence and with a conservatory to the rear of the same depth as the proposed extension. This conservatory matched the one that has been demolished at the application site and both had a solid wall adjacent to the boundary. The proposed extension would not project any further to the rear than the neighbours conservatory and would not be significantly taller adjacent to the boundary. There would be no loss of light or overshadowing of the neighbours property and the extension would not appear overbearing or oppressive. There would be no overlooking or loss of privacy to neighbours.

The garage to No.70 Sea Lane located to the west of the site, blocks views of the proposed extension and the proposal would have no adverse impact on these occupiers.

No.66 Sea Lane is located to the rear of the site but would not be adversely affected by this single storey extension.

There would be no detrimental impact on the residential amenities of the adjacent occupiers as a result of this proposal.

Other Matters

The necessary consultations have been carried out with Southern Water in relation to the underground tank, and with UK Power Networks in relation to the Electricity Sub Station, both located to the west of the site and no objections or concerns have been raised.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to east side elevation of extension

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 21/05/24

Authorised by: Jo Morin Date: 21.05.2024