Expiry: 25/08

Development Control – Delegated Officer Report

Application Number: AWDM/1112/23 Recommendation: Approve

Site: 17 Church Road, Worthing, West Sussex, BN13 1ET

Proposal: Demolition of existing conservatory and construction of single storey rear extension and conversion of existing garage.

Date of site visit: 27/09/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is a two storey detached dwelling on the western side of Church Road, a residential street which comprises primarily two storey detached dwellings with garages. No. 17 has a two storey bay window to the front with a gable roof. The front garden has a gravel driveway leading to the garage and providing parking for the property with space for three cars. The rear of the properties hosts a number of alterations including an existing extension with a large garden beyond.

Proposal
The proposed development is to demolish an existing conservatory located on the north side of the rear elevation and erect new 4m deep extension. The extension is proposed to have a width of 7.026m, extending to the rear of the garage, with a skirted flat roof. The flat roof aspect of the proposed extension would host a roof lantern to the southern side. The rear elevation is proposed to have a set of bi folding doors providing access to the garden. The walls would be finished in facing brick to match the host dwelling. As part of the proposals the existing attached garage would be converted to living accommodation with a new window inserted into the existing wall on the south side.

Relevant Planning History: None relevant**.**

Consultations: None

Representations:
No representations received.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

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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 to the rear of the dwelling it will not be visible from the public realm. Therefore it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal it is considered to be s subservient form of development that is appropriate to the residential setting.

Residential Amenity

No detrimental impact to the neighbouring dwellings due to the minor scale of the proposal in accordance with the above SPG.

The neighbouring property to the south No.15 would potentially be most affected by the proposed development with the introduction of an extension to the rear of the boundary towards their boundary. However, this property has itself been enlarged by a rear extension which is to the same depth as the extension proposed. The conversion of the garage has a window on the south elevation serving the utility room. Whilst this window would be a new addition on the on southern elevation it is not considered to result in any unacceptable overlooking due to the boundary screening height and the size of the window being minor in nature.

On the north side, the proposed extension would have a lesser impact than the existing conservatory extension proposed to be removed.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings south side extn

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.

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Is recommendation contrary to letter(s) of representation? N

Case Officer:	Finlay Gardner	Date:	09/10/2023
Authorised by:	Jo Morin	Date:	09.10.2023