Expiry Date - 18/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1635/23 Recommendation – APPROVE

Site: 8 Rose Walk Worthing West Sussex BN12 4AU

Proposal: Existing rear extension and conservatory to be removed and replaced with a single storey rear extension.

Date of site visit: 21/12/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is located on the north side of Rose Walk within a residential area. The property is a semi-detached two-storey house comprising predominantly red brick elevations, a plain tiled hipped roof with flat roofed side dormer to catslide and pitched roof rear projection, along with white UPVC openings.

The property occupies a moderate plot size, set back from the public realm behind a shallow wall with brick pier and vehicle access. To the rear of the house a series of adjoining extensions of mixed forms and scales project from the original building line spanning the entire width of the garden. From west to east, the projections comprise a conservatory, a flat roof extension, a lean-to, and a pitched roof converted garage with a flat roof extension projecting off it. A patio fronts the projections whilst the remainder of the garden is characterised by abundant vegetation including trees, shrubberies and plants.

The application property's footprint has been increased by virtue of the rear projections such that it significantly exceeds that of the adjacent neighbours'. The attached neighbour to the west No. 10 Rose Walk appears to be a mirrored copy of the application property, exhibiting a side dormer to catslide and pitched roof rear projection. This neighbour does not appear to have extended their property and therefore the living room windows the closest to the shared boundary are in a recessed position, and this situation is exacerbated by the rear projections at the application property; the conservatory projects some approximately 5.1m beyond the rear building line of No. 10 and significant overlooking occurs by virtue of the high horizontal windows which span the entire depth of the conservatory above the shared boundary fence line. Similarly, to the opposite side, No. 6 Rose Walk has not extended their property, however, this neighbour is spaced a moderate distance from the application property.

Properties along Rose Walk and the wider locality predominantly comprise semi-detached/ detached two-storey houses which generally correspond in form, scale, and plot size.

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 to replace the existing conservatory along with the adjoining flat roofed extension and lean-to with a single-storey rear extension comprising facing brick elevations, a flat GRP roof, and a black aluminium door and windows. The extensions that abut the east boundary with No. 6 would remain.

The proposed extension would project approximately 5.5m at maximum. However, it would project a reduced depth of 3m adjacent the shared boundary with No. 10 before doglegging and stepping into the site by some 2m. The width would remain the same as is the maximum that can be achieved at the site and the height would measure approximately 3.15m at maximum, gently sloping to 3m. 2No. roof lights are proposed along with a rear facing door and windows and a high horizontal window to the side (west) of the 5.5m aspect of the extension.

Relevant Planning History:

None.

It has been noted that the existing rear projections as described above by virtue of their depth in this context do not benefit from Permitted Development rights. Given there is no recorded history, the projections hold limited weight in the consideration of the proposal.

Consultations:

Environment and Public Health:

The EPH Officer advised that 2 conditions be applied to this permission in relation to hours of construction or demolition and contaminated land (condition 5).

Officer Comment – it is not the Council's standard practice to impose restrictions on construction hours on householder development, which is considered unduly onerous. The pre-cautionary condition is considered adequate in this case regarding the potential for contamination.

Representations: None received.

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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

The rear extension by virtue of its situation to the westerly side of the rear elevation behind the semi-detached pair would be out of viewpoint to the public realm. It is considered that the extension would comprise appropriate materials that would reasonably respect the character of the existing dwelling and would be subservient in form. It is evident that properties within the immediate and wider locality have achieved rear extensions similar in form and scale to what is being proposed here. The proposed extension would result in no impact to the street scene or character of the existing house and is acceptable on visual amenity grounds.

Residential Amenity

The only affected neighbour would be at the attached property No. 10. The projections to the east alongside the boundary with No. 6 would remain in-situ and would screen the proposal by virtue of the height of the pitched roof aspect.

Following discussions with the agent/ applicant, it was agreed that the scheme be amended to ensure the proposal conforms to the guidance as set out in the Council's extending or altering your home SPG by restricting the depth of the extension adjacent the shared boundary to 3m (originally submitted as 5.5m) in view of the situation of the properties' rear elevations.

There are no planning records for the existing conservatory and it is unclear whether it has achieved immunity from enforcement through the passage of time. It is considered to have limited weight in the consideration of the proposal. The proposed extension would have some impact on the receipt of light to and outlook from No. 10's recessed living room doors and windows owing to its scale, height and massing immediately adjacent the shared boundary, but as amended it is considered on balance the resulting harm would not be so severe as to warrant refusal.

The overlooking situation would be improved by removing the unneighbourly high horizontal windows above the shared boundary fence line and proposing a rear door and windows which would outlook the garden space. A high horizontal side (west) window is proposed to the 5.5m aspect of the extension, but this would not result in material harm owing to its sympathetic proportions set-in some 2m from the boundary.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Add Openings West Side Extension
5. Precautionary Contaminated Land

Informatives:-

1. 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: Jason Albon Date: 17.01.2024

Authorised by: Jo Morin Date: 17.01.2024