Expiry Date -04/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0485/23 Recommendation – APPROVE

Site: 5 Nutley Close Worthing West Sussex BN12 4JZ

Proposal: Proposed single storey rear extension.

Date of site visit: 12/06/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the west side of Nutley Close within a residential area of Goring Ward. The property is a semi-detached household comprising white rendered blockwork elevations, a hip-to-gable roof conversion with front roof light, rear dormer, and side (south) window, along with white UPVC windows. The application property has an attached garage to the south which is set moderately behind the principal front of the dwelling and abuts the boundary with the neighbour to the south No. 4 Nutley Close, the garage has a false-mono pitch roof to front. The rear garden space of the property is of a moderate size and comprises a patio area to front, raised decking area to south, and grass area extending to the rear. A conservatory projects from the northerly side of the rear elevation abutting the boundary with the attached property No. 6 Nutley Close. The application property reflects the prevailing character of properties along Nutley Close, of which are of a similar form, massing, design, footprint, plot size, and alignment. The attached property to the north No. 6 Nutley Close is a mirrored copy of the original application property and also exhibits a rear conservatory to their southerly side, abutting the boundary with the application property.

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 for the demolition of the existing conservatory which would be replaced with a single-storey rear extension. The extension would comprise matching rendered blockwork elevations and a single ply flat roof. Doors are proposed to the rear (west) elevation along with 2No roof lights.

The existing conservatory projects alongside the boundary with No. 6 and measures approximately 3.38m deep and 3.35m high at maximum. By contrast, the proposed extension would project the same depth (3.38m) but differ by way of its width which would span the entire width of the dwelling

(approximately 9.25m), and height which would measure approximately 3.3m to flat roof level and 3.6m to roof light level.

Relevant Planning History:

Planning permission granted at the application property for a single storey side extension and conservatory to rear elevation under 01/00525/FULL, decision issued 24/07/2001. This followed the refused application under 01/00233/FULL for a single storey extensions at side and rear (decision issued 23/04/2001).

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (HCLG 2021)
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 positioning of the extension to the rear of the house behind the false-mono pitch roof to front of garage (which measures approximately 3.75m high) means that it would be largely removed from the viewpoint of the public realm. The footprint of the existing conservatory is being replaced by the extension, which would span the entire width of the property southward to the boundary with No. 4. The extension would project a modest approximately 1.85m off the existing rear to the remainder of the elevation. In view of the sympathetic proportions of the proposed extension in the context of the existing dwelling, coupled with the matching materials proposed at a height below what exists to the front of the property, it is considered that the extension would not result in unacceptable impact to the character of the existing dwelling and surrounding area. There are other examples of rear extensions similar in nature and scale as what is being proposed here along Nutley Close and the wider residential area. The property will continue to enjoy a good sized garden. There are no visual amenity grounds to resist the proposal.

Residential Amenity

Whilst the proposed extension would project at the same depth as exists through the conservatory alongside the boundary with No. 6, it would be of a heavier form and increased massing when viewed from this neighbours property. Notwithstanding, the impact to this neighbour is not considered to be materially harmful; this neighbours conservatory would remain approximately 0.93m in front of the extension and the loss of light to the side (south) conservatory window of No. 6 would not be to an unacceptable degree.

To the southerly side, the extension would be stepped up in height from approximately 2.85m to 3.3m and would project an additional approximately 1.85m to what exists. This scale increase is not considered to result in a materially detrimental impact on the residential amenity of the neighbour to the south No. 4 owing to the separation distance, absence of windows towards the rear of their side (north) elevation, situation of this neighbour's property to the south, and the positioning of their garage alongside the boundary which would screen a portion of the proposal.

There would be no loss of privacy for neighbours as the only openings proposed would face into the applicant own garden to the rear (west).

The proposal would not result in material harm to the residential amenities of surrounding neighbours.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings Side Elevations

Informatives:-

1. 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: Jason Albon Date: 04.07.2023

Authorised by: Jo Morin Date: 04.07.2023