Expiry Date - 06/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0973/24 **Recommendation – REFUSE**

Site: **68 Ophir Road Worthing West Sussex BN11 2ST**

Proposal: **Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.00m from rear wall of the original dwelling, maximum height 2.70m and height of eaves of the extension 2.70m**

Date of site visit: 05/09/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is a semi detached property at the end of the close. The site has a front and rear garden, beyond the garden to the rear there is an access pathway that runs around the site. Lots of properties along the road have extended their properties to the rear.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal
The application relates to a single storey rear extension which is proposed to be 4m in depth with a maximum roof height of 2.7m.

Relevant Planning History:

None required

Consultations:

None required

Representations:
One neighbour representation from No.70 Ophir Road who raise the following comments:
Whilst we do not object in principle to an extension it is the overall size and lack of specific details regarding the proposal beyond its size that is of concern.
It is of concern that whilst we have been asked to comment of the proposal there is an absence of any drawings or plans included with the application showing the actual design or details relating to its construction, materials to be employed or the location and outlook of any windows or doors, the lack of

such fundamental information does make it extremely difficult to comment constructively on the proposal.
The proposal will undoubtedly have a detrimental impact on the value and enjoyment of our property as our rear garden would be effectively overshadowed on two sides, to the north and the south by neighbouring extensions which would restrict daylight to the garden and the rear of our property.
The development should be constrained under the permissions to within the existing boundaries of no.68 Ophir Road and in no way should impinge upon our property boundaries or the property including our alleyway which runs along the western and northerly boundaries of the rear garden of no.68 Ophir Road.
We believe that due to the size and scale of the proposed extension and the lack of specific details as to its method of construction materials etc this particular application would benefit from a visit by a Planning Officer.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5,
National Planning Policy Framework (2023)
National Planning Practice Guidance

Planning Assessment

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015

Consideration

Schedule 2, Part 1, Class A, A.4 (7) requires that “where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises”. An objection was received therefore an assessment of amenity impacts has been made.

The key consideration is the effects on the residential amenities of the adjoining residential property No.70 Ophir Road, to the south. There is currently no extension to No. 70 Ophir Road and therefore it is necessary to consider the depth and height with regards the effects on No.70. The proposal would be 4m deep and the overall height would be 2.7m. When viewed internally from the rear facing habitable room and externally from the garden, it is considered that there would be an overbearing impact on the rear patio and rear living area of that dwelling and unacceptable loss of daylight, particularly as these houses are terraced with a limited plot width. Due to

No.72 having their own rear extension there would be an enclosing of the amenity space that would result in an unacceptable tunnelling effect.

Due to the location of the proposal, it is not considered to have any impact on the neighbouring property to the northeast, No. 66. This is due to the existing arrangement of the property and location.

Recommendation

REFUSE
The depth of the proposed extension in proximity to the east side boundary would have an enclosing and overbearing impact resulting in an unacceptable loss of outlook and reduction in the light to the rear habitable room and garden area of No.70 Ophir Road. The proposal is therefore contrary to the National Planning Policy Framework, policy DM5 of the Worthing Local Plan (2023) and the Council's Supplementary Planning Guidance 'Extending or Altering Your Home'.

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

Case Officer:	Finlay Gardner	Date: 06/09/2024
Authorised by:	Peter Barnett	Date: 6 September 2024