RODWAY PLANNING
CONSULTANCY LIMITED

Adur & Worthing Councils
Planning Department
Worthing Town Hall,
Chapel Road,
Worthing,
West Sussex,
BN11 1HA

22nd November 2024

Dear Sir/Madam,

Reference: Planning Application for *'Single storey rear extension'*
Site Address: Flat 17b, St. Botolphs Road, Worthing, West Sussex BN11 4JP.

Introduction

We are instructed by the site owner, Mr Nick Hyam, to submit to Worthing Borough Council the accompanying Planning Application.

This application is supported by a full package of drawings that have been prepared by Dead Space Designs, the completed Community Infrastructure Levy (CIL) Form 1, and the relevant Planning Application Forms. The Application has been submitted online via the Planning Portal under reference **PP-13588618.** This covering letter which acts as Planning Statement for the submission.

The Site

The Application site lies on the east side of St. Botolphs Road, within the administrative area of Worthing Borough Council. To the north side, is an attached property and Rugby Road, with residential properties and gardens to all other sides.

The flat, that is the subject of this application, forms part of what appears to have originally been a semi-detached dwelling, which has now been converted into a number of self-contained flats including within the loft space.

The surrounding area is generally mixed residential, characterised by detached, semi-detached and terraced housing, as well as flatted development. There are also some commercial uses within the vicinity, including a Children's Nursery and Residential Homes.

The application site is located within the defined built up area boundary, where the principle of new development is generally accepted subject to other policies in the plan. To our knowledge, no other constraints or restrictions relate to the site.

The Proposals

This planning proposal seeks planning permission for a rear single storey extension.

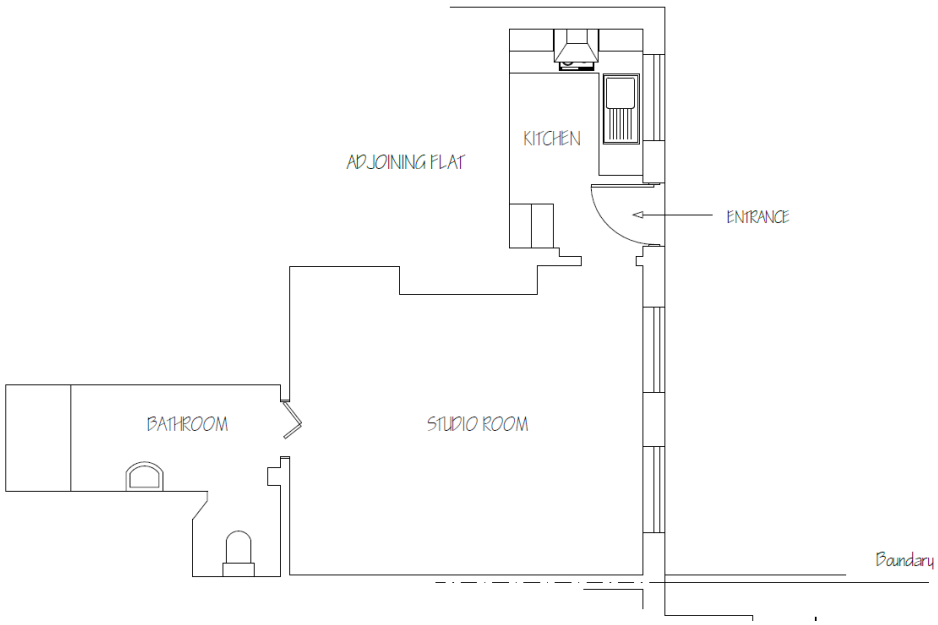

Fig 1. Existing Floor Plan

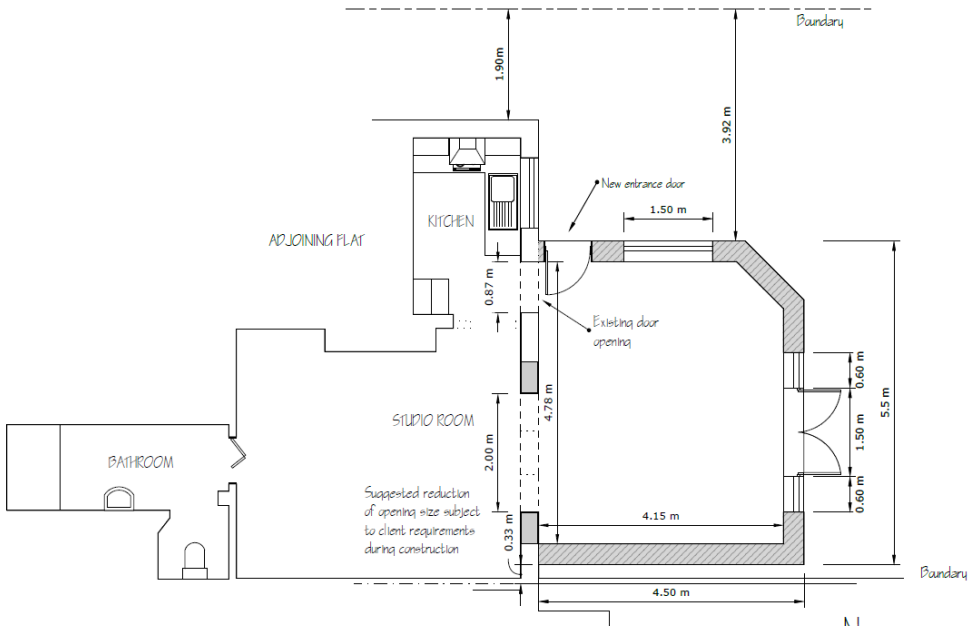

Fig 2. Proposed Floor Plan

The extension would be modest in size, externally measuring 4.5m in depth and 5.5m in width. It would have a height of 3.3m, with a flat roof.

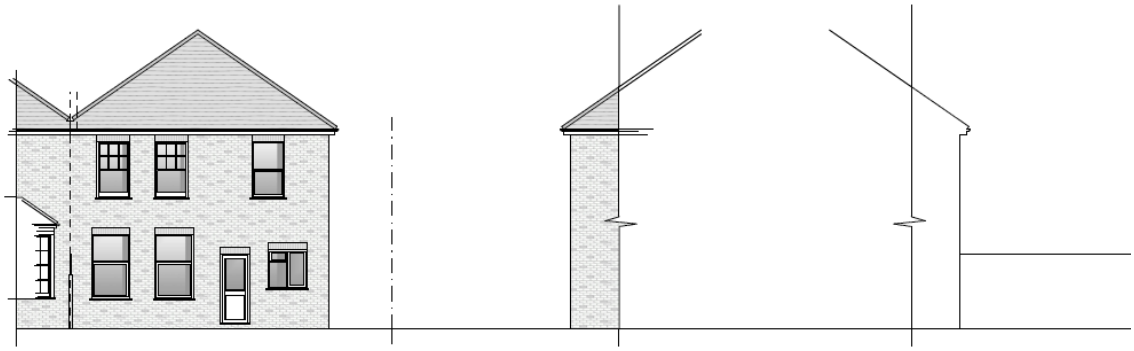

Fig 3. Existing rear and side elevations

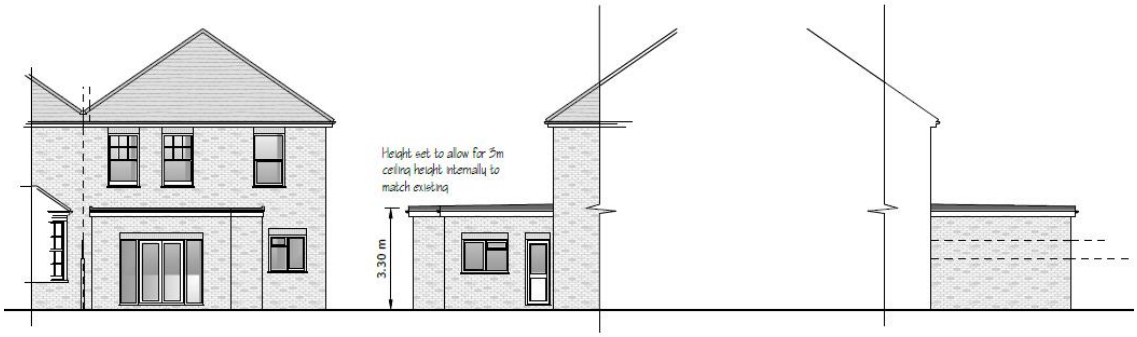

Fig 4. Propsed rear and side eleavtions

The proposed Materials are as follows:

- Walls – face brick to match existing as closely as possible.
- Windows/ doors – White upvc to match existing.
- Fascia/ soffit – white.
- Rainwater goods – black.

Planning Policy

- National Planning Policy Framework

The National Planning Policy Framework (NPPF) was originally published in 2012, and has been subject to a number of revisions since that time. The most recently published version of the NPPF was in December 2023.

The NPPF confirms that planning law, as set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act

1990, requires that applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

- Local Planning Policy

Worthing Brough Council formally adopted the Worthing Local Plan 2020 – 2036 at Full Council on 28th March 2023. As detailed above, the site is located within the defined built up area boundary. To our knowledge, no other constraints or restrictions apply.

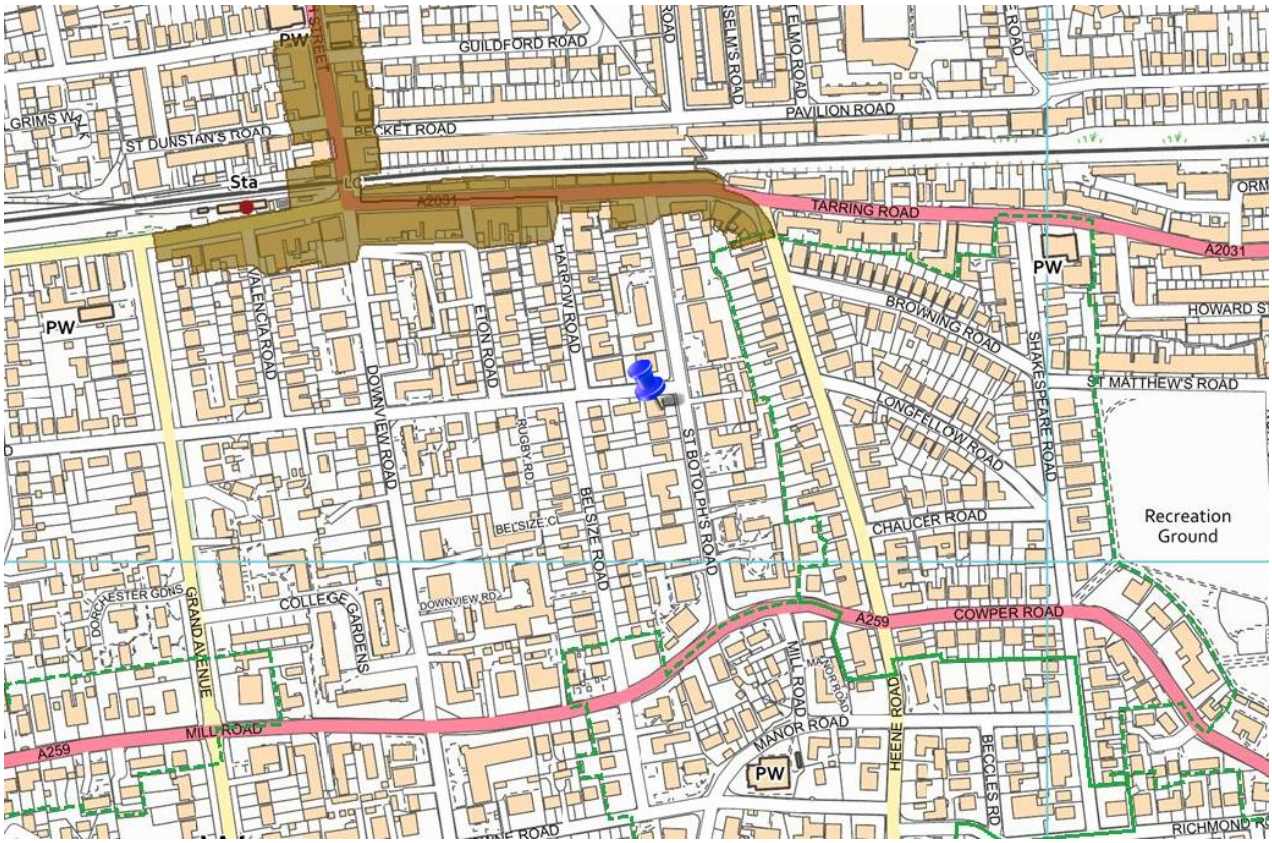

Fig 5. Extract from Worthing Borough Councils Interactive map

The relevant policies of the Local Plan include the following:-

- **Policy SP1:** Presumption in Favour of Sustainable Development;
- **Policy DM5:** Quality of the Built Environment.

At this time, the site is not within a Neighbourhood Plan area.

Planning Assessment

The site is located within the defined built up area boundary, where the principle of new development is generally accepted.

Policy SP1 of the Worthing Local Plan has a presumption in favour of sustainable development, providing applications *"accord with the policies in this Local Plan".*

Policy DM5 relates to the Quality of the Built Environment. This policy states that *"a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:*
i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;
ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;
iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;
iv) respect, preserve and where appropriate enhance, heritage assets and settings;
v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;
vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);
vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;
viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);
ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;
x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution…".

The proposal is for a single storey, flat roof extension to the rear of No.17b St. Botolphs Road, Worthing. The proposed materials would match that existing. It is worthy of note that planning permission is required due to the planning proposal relating to a self-contained flat.

The proposal would make a modest sized addition to the existing building, being of a scale, form and design that would sympathetically relate to the existing flatted development. The extension would be single storey, measuring a height of 3.3m with a discrete flat roof. Due to its location to the rear of the property, together with its single storey nature, the proposal would be completely screened from St. Botolphs Road.

In addition, no windows are proposed to the northern side elevation, which adjoins with the attached building.

We note that there are examples of properties being extended within the immediate vicinity of the site. This includes the neighbouring property to the south (No.15), which appears to have been extended to the rear in the past.

In addition, further to the north is a children's nursery that has been extended a number of times (No.21 St Botolphs Road). The most recent of these permission include a *'proposed single storey classroom extension to rear (west elevation)'* (**ref: AWDM/1034/23**) and *'proposed entrance lobby to rear elevation'* (**ref: AWDM/0396/24)**, which were both permitted. At the time of ref: **AWDM/1034/23** being considered, the Case officer stated that *"there is no objection in principle to extensions and alterations to commercial nursery buildings within the built-up area. In the absence of any increase in the number of nursery places considerations in this case are limited to the effects on the visual and residential amenities of the locality…The extension is a flat roofed treated timber weatherboard construction with dark grey aluminium windows and doors. It contrasts with the rendered finish of the original building. However, the materials are considered appropriate to this rear garden setting and its intended use as a garden room. It will not be readily visible from the street nor from neighbouring properties".*

It is clear that a planning precedent has been set for similar forms of new development within the surrounding area.

Clearly the planning proposals are of a minor nature, and would be ancillary to the domestic use of the existing residential flat. The rear extension has been sensitively designed and would not appear out of context within the character and appearance of the area. It would sympathetically relate to the main building in terms of scale, form, siting, design and use of materials.

It must also be concluded that the proposed rear extension is to be sufficiently distanced, orientated and designed so as not to have an unacceptable effect on the amenities of any neighbouring properties, in particular to their outlook and privacy.

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Conclusion

The planning proposals are of a minor nature, and would be ancillary to the domestic use of the existing flat, No. 17b St. Botolphs Road. The extension has been sensitively designed and would be of a high architectural and design quality and respect and enhance the character of the site and the prevailing mixed character of the area. Further, the development proposal would enhance the local environment by way of its appearance and character. No harm would be resultant in terms of residential amenities, or any other matter of acknowledged importance.

This proposal would accord with the aims and objectives of guidance contained within the NPPF and Local Level Policy **DM5 (**Quality of the Built Environment) of the Worthing Local Plan.

Yours sincerely,

Rodway Planning Consultancy Limited