Expiry Date - 14/02/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/1754/23 Recommendation – APPROVE**

**Site: 59 St Thomas's Road Worthing West Sussex BN14 7JN**

**Proposal: Single storey infill extension.**

**Date of site visit:** 25.01.2024

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

The application relates to an older, 2-storey, semi-detached house located on the west side of St Thomas's Road within an outer residential suburb of the town. The property has an L-shaped footprint with a rear offshoot. It has been enlarged by rooms in the roof with front and rear dormers.

Attached is No.57 to the south, a mirror of the application property. The owners of No.57 have a right of way over a passageway to the north side of No.59 and over a narrow section of land adjoining the rear (West) wall of No.59 to provide access to their own rear garden.

No.61, a detached house of a different style and layout adjoins the site to the North. It has been enlarged by a single-storey rear extension.

The site is not Listed, locally Listed or within a Conservation Area. There are no TPO trees on the site.

**Proposal**

Permission is sought for a single-storey side/rear extension infilling the area to the north side of the rear offshoot. It would be 6.8m deep and 1.55m wide with a lean-to roof 3.5m high where it adjoins the house, 2.55m high to eaves. The rear wall of the extension would align with the rear wall of the existing dwelling. Following discussions, the North side wall of the extension has been nominally set-in from the flank wall of the main dwelling by a brick width (250mm). The extension would be finished in brick with a tiled roof to match the main dwelling.

**Relevant Planning History:** None

**Consultations:** None undertaken

**Representations:**

A representation has been received from the occupiers of No.57 expressing concern that the siting of the proposed extension will infringe upon a Right of Way to the side and rear of No.59 providing access to the rear garden of No.57. Also concerned that the Right of Way will be blocked by builders during construction works. It is pointed out that sewerage/drainage pipes run from the rear garden of No.57 underneath the existing structure at No.59. The drainage access cover is currently accessible however it is on the line of the extension and probable that the sewer main is also on that line.

**Relevant Planning Policies**

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

**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 scale, design and materials of the proposed extension would be in-keeping with the style and appearance of the existing dwelling. The slight set-in of the North elevation would reinforce the subsidiary visual relationship of the extension to the host dwelling.

Only angled views of the extension would be possible from the street, but it would not appear unduly dominant. There would be no harm to the visual amenity of the area.

***Residential Amenity***

The most affected property is No.61 to the North. The original rear wall of No.61 does not extend so deep into its plot as No.59, but has been extended on the northern half by a single-single extension. Windows in the south side of the extension face toward the common boundary at a distance of approximately 3m. Nearest to the boundary is a bay window in the rear wall of the original house.

The common boundary with No.61 is currently marked by a panel fence approximately 1.8m high

The existing rear offshoot at No.59/57 extends about 6.5m deeper that the original rear wall of No.61. The proposed extension will infill the existing recess retaining a passageway approximately 1.3m wide between its North side and the boundary. Having regard to its single-storey scale and pitched

roof form with relatively low eaves, it would not materially increase the existing sense of enclosure or overshadowing.

There is currently a window and glazed door on the North side of the offshoot at No.59 facing toward No.61. The panel fence on the boundary line provides an element of screening to minimise the effects of mutual overlooking.

The 2 new windows proposed on the North side of the extension would be closer to the boundary and it is considered would give rise to a heightened sense of overlooking of the bay window in the rear of No.61, and the south-facing windows in their rear extension, that would have the potential to be intrusive. A requirement for obscure-glazing is considered justified on this basis. In addition to the 2 north-facing windows, the proposed extension would be served by 2no rooflights and a large bi-fold door opening in the rear (West) elevation that would provide good levels of natural daylight.

The issue raised by the neighbour at No.57 concerning an impediment to the right of access is essentially a private matter. The grant of planning permission does not override civil law in this respect. However, the Applicant has responded by setting-in the wall of the extension nominally which is a welcome compromise.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Obscure-glazed north side windows
5. No addit openings to North side

**Informative**

Pro-Active Amendment

**Is recommendation contrary to letter(s) of representation? Y**

Case Officer: Jo Morin Date: 31.01.2024

Authorised by: Gary Peck Date: 31 January 2024