Development Control – Delegated Officer Report

Application Number: AWDM/1355/24 Recommendation: Approve

Site: 53 Hillside Avenue, Worthing

Proposal: **Two storey side extension with single storey rear extension and small projecting bays to front elevation**

Site visit: 03.12.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a two storey detached house located on the east side of Hillside Avenue, positioned close to the bend in the road where it continues westwards.

The dwelling at No.53 has a relatively narrow frontage compared to others in the street and is sited close to the northern boundary, leaving a wide gap to its southern boundary (approximately 5 metres). The main entrance door to the dwelling is in its south side wall. There is an outbuilding sited opposite the entrance door, close to the southern boundary. It appears that a detached garage has been recently removed on the south side in front of the dwelling, with the slab still remaining.

Hillside Avenue is a private road with grass verges to the frontages of dwellings. There is a mix of dwelling types and designs in the locality. No.51 to the north is a much larger two storey dwelling in a large plot set away from the boundary with the site. No.55 to the south is a bungalow which has been extended into the roofspace. Opposite the site there are bungalows of varying design.

TPO No.26 of 1991 applies to the site and neighbouring properties and includes a Walnut tree within the rear garden of No.53. TPO No.1 of 1958 also applies to a large group of trees including those adjacent to the rear boundary of the site.

Proposal

Permission is sought for the construction of a two storey side extension and single storey rear extension. The two storey side extension would measure approximately 4.1 metres in width on the south side, with part of this element sloping down to single storey with eaves storage above. The side extension would include a projecting ground floor element to the west elevation, forming part of a new garage and a new porch canopy where the front entrance would be relocated. A new ground floor bay is also proposed to the west elevation. The proposed side extension would form a new ridgeline extending westwards to include a section of flat roof at its ridge and forming an extended two storey hipped roof and continuing as a catslide to the south with an eaves level of approximately 3 metres at this point. No increase in the main ridge

height is proposed. The single storey rear extension would measure 4.3 metres in depth and would extend across the width of the dwelling including to the rear of the new side extension, with an overall width of approximately 9.64 metres. It would have a pitched roof up to 3.5 metres in height approximately and would be hipped on its south side where it would join the catslide roof. The drawings indicate that all walls would be finished in painted render and with new artificial slate tiles to the main roof grey fibreglass roof to the rear single storey element.

Relevant Planning History:
AWDM/0378/16 - Two-storey side extension and single-storey rear extension; bay window to front, lead crown roof and associated alterations.
STATUS: WDN 3rd May 2016.

AWDM/0379/16 - Single storey granny annexe in rear garden
STATUS: WDN 3rd May 2016.

AWDM/0912/16 - Two-storey side extension to south elevation, single-storey rear extension to east elevation, entrance porch and bay window to front (west) elevation (re-submission of AWDM/0378/16).
STATUS: APP 27th September 2016.

AWDM/1106/19 - Two-storey side extension to south elevation, single-storey rear extension to east elevation, entrance porch and bay window to front (west) elevation (renewal of AWDM/0912/16).
STATUS: APP 3rd October 2019.

Consultations:
None

Representations:
None received

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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.

There have been two previous permissions involving two storey side and single storey rear extensions but the current proposals differ in their size and design.

Visual Amenity

The existing dwelling has a relatively modest scale and appearance with brick facades and pyramidal roof. It appears relatively narrow to its frontage, set within a wide plot, and in this context the proposed extensions would not appear harmful in terms of scale or form with the resultant effect appearing as a remodelled dwelling. There would be adequate separation from the site boundaries for each element of the extensions visually. There would be no significant harm to any protected trees at the rear of the site.

Although the proposals would place the new integral garage in a prominent position at the frontage, there are other examples in the wider streetscene where this is also the case and, having regard to the recent removal of the detached garage within the front garden, the proposals would appear reasonable. Both ground floor front projections would measure approximately 0.75m in depth and the bay window and porch projection would add some interest and help provide some balance with the garage element at the frontage.

The section of flat roof forming a crown is not a particularly sympathetic feature but another example of a flat roof crown is noted at the neighbouring dwelling at No.51. This would be a smaller section of flat roof and could be largely concealed with the use of a matching ridge tile detail which can be secured by condition.

A rendered finish with artificial slate roof tiles is proposed which will alter the appearance of the existing dwelling considerably. Although the palette of materials in the vicinity of the site is generally a traditional mix of brick and plain tiles, there are some examples of rendered finishes in the streetscence and some where roof tiles have been replaced with a similar finish. In this context and given that there is no particular uniformity, on balance it is considered that there would be no significant harm to visual amenity.

The rear extension would not be readily visible in the streetscene where it would not cause any significant harm to visual amenity.

Residential Amenity

The main impact arising from the proposals would be to the occupiers of the neighbouring dwellings to the north and south, at No. 51 and 55 respectively. Neighbouring dwellings to the front and rear would be sufficiently remote from the proposed development to avoid any significant impact.

To the north side, the existing dwelling is largely screened from No.51 with high hedging along much of the boundary at this point. The dwelling at No.51 is well separated from the common boundary and with a driveway running along much of the length of this side. The proposed two storey extension would be sufficiently remote from this neighbouring dwelling and having regard to the scale and positioning of the rear extension it is considered that there would be no significant impact to the occupiers of No.51.

To the south side, the bungalow at No.55 is sited relatively closely to the boundary with No.53 and its north side wall contains side windows facing the site, although main outlook and light appears to be gained from windows in the front and rear walls which

includes a rear conservatory set away from the boundary. The current proposals would be both wider and deeper than the previously approved scheme. There would be a separation distance of approximately 3.4 metres at the frontage, but this would narrow towards the rear as the site tapers and would extend well beyond the rear of No.53. However, having regard to the relationship with No.53, its windows, the site orientation and that there would be reasonable separation to boundary and height/low eaves level at its closest points where the proposals would slope down to single storey, it is considered that the proposed extensions would not pose any significant threat to residential amenity. Windows in the south side have been indicated to be either high level or obscure glazed and would not pose any significant threat to residential amenity. Obscure glazing and non-opening windows below 1.7m can be secured by condition in the interests of protecting privacy.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as indicated and to include ridge tile to flat roof
4. Obscure glazing etc (south elevation)
5. No further side windows (north and south)

Informative

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: Rebekah Hincke Date: 19.12.2024

Authorised by: Louise Prew Date: 19/12/2024