Expiry Date - 06/06/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0485/25 **Recommendation – APPROVE**

Site: **30 Marine Crescent Worthing West Sussex BN12 4JF**

Proposal: **Ground floor rear extension**

Date of site visit: 25/04/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Marine Crescent facing on to the seafront in a residential area of Goring. The property comprises a detached two storey house with brick elevations, a tile hung balcony to the front and a hipped roof. The property is set back from the road behind a low brick wall and deep front garden. There is driveway leading to an attached garage to the east side of the house. There is a large garden to the rear and several outbuildings within the garden.

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

Proposal

Planning permission is sought for a single storey rear extension measuring approximately 4m deep x 6.55m wide with a flat roof with roof light above and parapet of 3.2m high. The extension would be finished in bricks to match the existing building and would have bi-fold doors to the rear and west side elevations.

Internal walls (including part of the side wall between the garage/side extension and existing house) would be removed to create a large open plan kitchen/dining/living area.

The roof of the existing extension behind the garage to which the proposed extension would adjoin would be raised by approximately 40cm to match the parapet roof form and height of the new extension. An existing door to the side of the garage/utility would be removed.

The garage door to the front would be replaced with a window and the garage converted to a utility and larder. This could be carried out under permitted development and does not form part of the works for consideration.

Relevant Planning History:

03/01076/FULL - Replacement balcony – Approved

Consultations:

None required

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.

Visual Amenity

The proposed extension is to the rear of the property however the east side elevation would be visible from the road due to the generous spacing between dwellings and the low boundary walls to the frontage.

The extension has been designed to reflect the parapet roof form of the existing garage and side extension and to continue the solider course of bricks to the top. The extension would follow the line of the existing side extension and would be finished in bricks to match reflecting the character of the existing building. The proposed extension is subsidiary in form and scale and would not dominate the existing building or detract from its character.

The proposal would not appear dominant or intrusive in the street scene or harm the character of the area. There would be no significant adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.28 and 32 Marine Crescent.

No.28 is a detached two storey house located to the east side of the application site and separated by a brick wall to the boundary. There is a detached garage at No.28 adjacent to this boundary that extends back further than the proposed

extension which would be set in 1.65m from the boundary. The garage would block most views of the proposed extension from the neighbour's property. Views of the raised roof to the side would be possible from the side windows to No.28, however this is a small increase of 40cm and over 6m from the nearest window and would therefore not result in any overshadowing or oppressive impact on the neighbours. The existing door to the side of the garage/utility would be removed and no new openings are proposed. There would be no loss of privacy or overlooking as a result of this application.

No.32 is a two storey detached house located to the west of the application site and separated by a high wall/fence to the boundary. The proposed extension would be positioned over 8m from this boundary and would not adversely affect these neighbours. The bi-fold doors to the west side of the extension would look out on to the applicant's own garden and the boundary fence and would not result in loss of privacy or overlooking to No.32.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to east side elevations of extension

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: Amanda Haslett Date: 05/06/25

Authorised by: Peter Barnett Date: 5 June 2025