Expiry Date - 20/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1211/24 Recommendation – APPROVE

Site: 1 Coniston Road Worthing West Sussex BN12 6JU

Proposal: Single Storey Extension to the front elevation.

Date of site visit: 24/10/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property occupies a corner plot located to the south side of Coniston Road and west side of Windermere Crescent within a residential area. The property comprises an L-shaped detached bungalow featuring modest projections in the form of a rear (west facing) plastic and glazed conservatory and a flat roofed plastic and glazed with brick skirt front porch to the centre of the bungalow which faces the junction. The property has facing brick elevations, an interlocking tiled hipped roof, and white UPVC openings. The property is set-back a moderate distance from the street scene behind a shallow capped brick wall which curves in accordance with the adjacent highways at the junction. The front garden comprises hard landscaping with a number of shrubberies planted, mainly alongside the curtilage of the property which creates a taller boundary.

The property is reflective of the prevailing character of the area, of which consists of detached/ semi-detached modest sized bungalows of a similar form, scale and plot size.

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

Proposal

Permission is sought for the demolition of the existing front porch and the construction a single-storey front extension comprising matching brickwork elevations, a matching tiled crown roof, and matching UPVC openings. The extension would create an entrance lobby and WC. The existing internal layout is to remain the same.

The extension would be L-shaped with the entrance lobby element projecting approximately 2.6m from the inside north elevation wall and the W/C element projecting approximately 1.5m from the inside east elevation wall. The extension would have a crown roof measuring approximately 3.2m at

maximum height, shallowing to approximately 2.4m at eaves level. The entrance door would be positioned to the north side of the entrance lobby with a sidelight along with an east facing window. A window is proposed to the north and east of the WC.

Relevant Planning History: None.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 would be readily visible to the street scene by virtue of its siting to the principal elevation of the bungalow adjacent a wide junction. Notwithstanding, the extension is considered to be in-proportion and well-related to the existing bungalow by way of its form, scale, layout and the use of matching materials. Although extending from the principal elevation of the bungalow, the extension would not breach the forward-most building lines given its unique L-shaped layout and subsequent relationship with the street scene. The extension would constitute a subservient addition, beneath the ridge of the existing bungalow by some approximately 1m and with eaves which line through those existing.

Although front extensions are hardly commonplace within the locality, in the absence of any strict building line and in treating this application on its individual merits, it is considered to sufficiently respect the character of the existing bungalow and would not appear intrusive to the street scene.

In view of the above, the development would not result in material harm to the visual amenities of the area.

Residential Amenity

The proposed front extension would be sited to the centre of the L-shaped bungalow and to the inside of the forward-most building lines and beneath the existing ridge. Thus, given the scale of the works coupled with the layout of the existing bungalow, the adjacent neighbours would be entirely screened from the extension. The extension would not pose an intrusive outlook or significantly alter existing views for other surrounding neighbours given the merits of the development as previously described and the separation distance. Windows are proposed to elevations where they already exist and are situated a good distance from residential amenity, thus, no unacceptable overlooking would occur.

The proposal would not adversely affect the amenities of surrounding neighbours.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: Jason Albon Date: 19.11.2024

Authorised by: Jo Morin Date: 19.11.2024