Expiry Date - 24/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0242/25 **Recommendation – APPROVE**

Site: **44 Elm Grove Worthing West Sussex BN11 5LH**

Proposal: **Single-storey flat-roof extension to rear**

Date of site visit: 17/04/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Elm Grove within a predominantly residential area of Worthing. The property comprises an end of terrace, two storey house with gabled roof and two storey rear outrigger. The elevations are finished in render with a tiled roof. The property has been extended to the rear with a single storey flat roof extension and lean to. There is a small garden to the rear with summerhouse at the end.

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 infill extension measuring approximately 1.13m wide x 3.97m deep to align with the rear elevation of the two storey outrigger. The existing single storey lean-to and rear extension would be demolished. The proposed extension would have a flat roof of 2.83m high.

The extension would provide a kitchen/dining room with bi-fold doors to the rear elevation and would be finished in render to match the existing building.

Subject to a Party Wall Agreement the extension would share the party wall with the neighbour to the north side at No.46.

Relevant Planning History:

None

Consultations:

None required

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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 located at the rear of the property and would not be visible from the surrounding area. The extension is small in scale and would remain subsidiary to the existing building. The flat roof design would match the neighbour's extension in a similar position and the render finish would match the rest of the building.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The only neighbour affected by this proposal is the adjoining property at No.46 to the north of the site. The proposed extension would share the party wall (subject to private agreement) with the existing rear outrigger and rear extension at No.46 which form the boundary with No.44 and extend out to the same depth as the proposed extension. There are no openings to the side of the neighbour's property and none proposed to the side of the extension and no overlooking or loss of privacy would occur. The roof would be higher than that of the neighbour's single storey rear extension but would not project beyond this extension and would not appear overbearing or oppressive or affect light to their property.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

3. Matching materials

Informative

1. 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.

2. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at:

   https://www.gov.uk/party-walls-building-works

Is recommendation contrary to letter(s) of representation? N

Case Officer: Amanda Haslett Date: 23/04/25

Authorised by: Jo Morin Date: 23.04.2025