Expiry: 20/09

Development Control – Delegated Officer Report

Application Number: AWDM/1049/23 Recommendation: Approve

Site: 48 Alfriston Road

Proposal: Single storey rear extension.

Date of site visit: 23/08/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is a single storey bungalow on the eastern side of Alfriston Road, a residential street which comprises primarily detached bungalows on the eastern side with a number of 1.5 and 2 storey dwellings on the western side. No. 48 has a garage set back from the frontage with a driveway to the side of the property providing access. The property is undergoing a lot of work at the time of writing. There is plenty of space for parking to the front of the site as well as on street parking available.

To the rear of the property there are garages and a non-classified road that runs to the rear of the properties on Cranleigh Road. The neighbouring properties also have garages set back from the properties.

Proposal
The proposed development is for a new single storey 4m deep extension to the rear of the property. The extension is proposed to be full width with a flat roof. Incorporated within the roof there is proposed to be one roof light. The rear elevation is proposed to have a set of bi folding doors providing access to the garden and a window serving the kitchen. The proposed extension will match that of the existing materials.

Relevant Planning History:
AWDM/1010/23 - Application for a Lawful Development Certificate for room in roof consisting of pitched roof side dormers, hip to gable with Juliet balcony to rear elevation and roof lights to side elevations. Permitted 01/09/2023

Consultations: None

Representations:
One representation from neighbour, no objection but concerns relating to overlooking and interlooking between the properties.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

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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

Due to the location of the proposed development to the rear of the dwelling it will not be visible from the public realm. Therefore it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

Residential Amenity

No detrimental impact to the neighbouring dwellings due to the minor scale of the proposal in accordance with the above SPG.

The neighbouring properties to the north (No.50) and south (No.46) would potentially be most affected by the proposed development with the introduction of an extension on their boundary line.

No.50 has the garage to the boundary and their own extension beyond. An existing door to the kitchen on the North elevation will be repositioned further west, serving a utility room, but will not result in any additional overlooking impacts for this neighbour compared to the existing situation.

The other property to the south also has a garage on the boundary, abutting the garage of the application site. To the east beyond the rear boundary of the property there is significant separation distance with approximately 20m to the garages that are to the rear of Nos. 95 and 93 Cranleigh Road. Previously on this boundary there was an outbuilding which has been demolished prior to the application being submitted.

The distance to the boundary, with the road and garages providing screening from the proposed development. This paired with the single storey nature of the proposal. Whilst the proposed extension is 4m which is larger than that permitted within the 'Extending or Altering Your Home' SPD. However, due to the location and boundary treatment it is considered to be acceptable. This is due to the location of the garages on the boundaries, the application site has a garage to the south with the neighbouring property having a garage to the north. As such this is considered to screen any views and overshadowing that could occur from the extension.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

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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? Y

Case Officer: Finlay Gardner Date: 13/09/2023

Authorised by: Jo Morin Date: 13.09.2023