Development Control – Delegated Officer Report

Application Number: AWDM/1405/24 Recommendation: Approve

Site: 60 Northbrook Road, Worthing

Proposal: Single storey rear and side wrap-around extension

Site visit: 07.01.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to and end of terrace two storey dwelling located on the east side of Northbrook Road. Its front boundary wall has been removed and the front garden area is paved, forming a driveway. There is a side access on the north side of the house leading to its rear garden, and a pedestrian twitten access beyond that, adjacent to the northern boundary, separating it from the neighbouring dwelling to the north.

Proposal

Permission is sought for the construction of a single storey extension to the rear which would extend beyond the north side wall to form a wrap-around addition. The extension would measure approximately 4 metres in depth from the main rear wall and 7 metres in width, extending approximately 1.2 metres beyond the exiting side wall and with a length of approximately 5.7 metres on its north side wall. It would have a flat roof up to 2.9 metres in height and with roof lights protruding. The extension would be finished in painted render.

Relevant Planning History:
None relevant

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.

Visual Amenity

The extension would be positioned towards the rear of the existing house where its full extent would not be readily visible in the streetscene. Views of the wrap-around element would be visible from the street, but given its size and setback from the frontage this would not appear as a particularly dominant feature. The use of painted render would help blend with the recipient building. Although a standard flat roof is proposed, given its scale and set back positioning and that there are other examples of flat roofed additions nearby, 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 adjoining dwelling at No.58 to the south and the neighbouring dwelling to the north at No.62. Neighbouring dwellings to the east and west would be sufficiently remote to avoid any significant impact.

On the north side, No 62 is well separated from the site, with an intervening pedestrian twitten access running adjacent to both side boundaries. Having regard its size and positioning and relationship with No.62, the proposed extension would not cause any significant impact to residential amenity to the north side.

On the south side, the adjoining dwelling at No.58 has been extended with a modest conservatory which has left a single small window enclosed by the neighbours own conservatory on its south side, and by the adjacent boundary fencing with No.60 enclosing on the north side. The proposed extension would extend close to this boundary and further enclose this window. To avoid potential encroachment revised drawings have been received which would set the extension in slightly from the boundary. The neighbour's window does not appear to be a main window, with main light and outlook from the rear of the conservatory although it is noted that the neighbours own conservatory has already enclosed all but one of its other rear windows. However having regard to the existing layout and relationship, site orientation, and that a rear extension could be built here as permitted development, albeit smaller, it is considered that the proposed extension would not pose any significant threat to the amenities of No.58.

No side windows are proposed and a condition to prevent any further windows in the south side wall is recommended in the interests of protecting privacy.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

3. Matching materials
4. No further side windows/openings (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: 13.2.2025

Authorised by: Louise Prew Date: 13/02/2025