Expiry Date - 26/06/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0553/25 Recommendation – APPROVE

Site: 94 Lavington Road Worthing West Sussex BN14 7SJ

Proposal: Single storey rear extension (existing rear extensions removed)

Date of site visit: 11/06/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the north side of Lavington Road in a predominantly residential area. The road is characterised by large plots with large 2 storey dwellings.

The property comprises a detached two storey house with brick elevations and a bay to the front. The roof space of the site has been converted to provide further habitable accommodation. To the side of the site there is a detached garage. The property is set back from the road with a brick and white rendered wall to the frontage. The property has a drive with parking.

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

Proposal
The application proposes a single storey rear extension in the place of the existing rear extensions. The proposed new extension would be flat roofed with a sky lantern incorporated. The depth is proposed to be approx. 5.8m to the same width as the existing rear extensions.

The extensions would be finished in matching brick.

Relevant Planning History:
None

Consultations:
None

Representations:
"I would like to suggest that some form of natural screening is used to replace the 4m high hedge that will be removed. This is currently a significant element of the non-urban nature of the immediate environment - which is otherwise surrounded by hedges and large trees."

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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
Due to the location of the proposed works to the rear there are not considered to be views available from within the public realm. The materials are proposed to match which complement the existing building and the scale is subordinate.

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

Residential Amenity
The most affected property is the neighbours to the east at No.92.

The extension is approximately 5.8m deeper which is deeper than usually allowed for within the Council's SPD. However, the extension is separated from the boundary by approximately 0.9m reducing the potential for an overbearing impact. This paired with the neighbours' own extension allows for the overbearing to be mitigated to an extent that would not be demonstrable to the application. The neighbours' extension is similarly set off the boundary reducing impacts on rear facing windows.

It is noted that the representation requests that the hedge that would be removed is replaced on this boundary. In this instance it is not considered that the protection or replacement of the hedge would be reasonable to impose on the permission as the hedge could be removed without planning permission.

There are no windows proposed in the side wall of the extension, which ensures that there is no overlooking to the neighbouring property that would not already be available from within the site.

In terms of other neighbours, no.96 is located to the west of the application site and won't be affected by the proposal due to the existing garage and relationship.

The windows to the rear of the site overlook the applicant's rear garden. With significant depth to the site there is not considered to be any overlooking to the rear with the properties on Poulters Lane.

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

Flooding

The site is in an area at future risk of surface water flooding. The applicant has confirmed that the floor levels will be the same and that flood resilient construction is incorporated as necessary.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No side windows on eastern boundary

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: Finlay Gardner Date: 23/06/2025

Authorised by: Louise Prew Date: 27/06/2025