Expiry Date - 27/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1095/24 Recommendation – APPROVE

Site: 20 Montreal Way Worthing West Sussex BN13 2RY

Proposal: Demolition of existing carport, side projection, and pergola and construction of a single-storey side extension.

Date of site visit: 09/10/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located to the easterly side of Montreal Way within a residential area. The property is a two-storey semi-detached house comprising a mix of facing brick and tile hung elevations, an interlocking tiled gable roof, and white UPVC openings. The property is set-back a relatively short distance and at an oblique angle to the adjacent highways, behind an open hard landscaped front garden. The property's driveway extends from the public realm alongside the northerly side of the house which allows for an off-street parking space. A carport which is set-back from the principal elevation projects from the side elevation to partly cover the driveway, whilst also providing cover for the access gate and cladded side projection which is likely used as a storage unit. The access gate leads to the rear garden space of the property which is of a moderate size and consists of a mix of soft and hard landscaping, planting, statues, artwork, and lighting. A full-width conservatory projects from the rear of the property and a covered pergola abuts the side (south) elevation of the adjacent property to the north No. 22.

The property reflects the prevailing character of other properties within the surrounding area. The building line to properties along this section of road is staggered, subsequently, the semi-detached pair to the south is set in-front of the application property and the semi-detached pair to the north set behind.

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

Proposal

Permission is sought for the removal of the carport and side projection and associated gate and fencing to the side of property along with the covered pergola to the rear, and the construction of a flat roofed single-storey side extension to create a new room labelled in the submitted plans as a play area, along with a shower room. A door and window would be inserted to the front

of the extension and bi-fold doors to the rear. The extension would comprise matching facing brick elevations and matching white UPVC openings.

The extension would be set back from the principal front of the property by approximately 2.5m and would extend 10.4m in depth which would be in excess of the conservatory by 0.6m. The extension would project off the side elevation at a depth of 2.4m which would leave a mere approximately 0.1m to the shared boundary with No. 22. The extension would have a height of approximately 2.5m.

Relevant Planning History:

Refusal at the application property for the erection of two-storey extension at side under WB/0516/84, decision issued 16 July 1984.

Approval at the adjacent property to the north No. 22 for erection of a two-storey extension at side to provide replacement garage and utility room on ground floor and two additional bedrooms and a bathroom on first floor and single-storey extension at rear to provide under 98/05394/FULL, decision issued Tue 30 Jun 1998 (previous refusal for the works under 97/05581/FULL).

Consultations: None.

Representations: None.

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 properties within the built-up area. The key considerations for this planning application are the effects on visual and residential amenities of the locality.

Visual Amenity

The proposed extension would be screened from the view of the street scene to the south side of the property owing to its set-back position but would be readily visible from areas to the front and north. The extension would pose as a utilitarian addition to the house by virtue of its flat roof form. However, this would not give rise to a dominant or intrusive form of development given its relationship with the street scene, most significantly its set-back position from

the principal elevation of the house, and the prevailing character of the area; whilst pitched roofs are the predominant roof form within the surrounding area, flat roofs are also prevalent by way of front porches (as seen at the application property) and garages. The extension would appear subservient given its set-back position and acceptable proportions when viewed in the context of the host dwelling. The visual gap between the property and adjacent property to the north No. 22 would not be unacceptably compromised as the extension would be single-storey and replace views of the various side projections in-situ which would actually result in a more holistic appearance for the property.

The proposal would not adversely affect the visual amenities of the area.

Residential Amenity

The only affected neighbour would be to the north at No. 22.

Although the extension is set-back a good distance from the principal elevation of the house, it would still extend forward of No. 22's principal elevation (by approximately 2m) owing to the aforementioned staggered building line along this section of road. The resulting impact is not considered to be to a harmful degree in view of the relationship of the extension with this neighbour and the fact that the only affected room would be the nearside garage. The extension would project in excess of the property's existing conservatory but would not exceed the depth of No. 22's two-storey side extension and rear extension. Thus, no overbearing or overshadowing effect would occur. The openings proposed would be suitably positioned to the front and rear of the extension and they would not give rise to unneighbourly overlooking.

The extension would be self-contained if not for the internally connecting door into the conservatory. A condition to ensure the extension remains ancillary to the host dwelling will sufficiently overcome any potential arising issues in relation to neighbours' residential amenity.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Side (North) Openings
5. Ancillary To Main House

Informatives:-

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.

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

Case Officer:	Jason Albon	Date: 26.11.2024
Authorised by:	Jo Morin	Date: 27.11.2024