Expiry Date - 27/02/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1641/24 Recommendation – APPROVE

Site: 261 Brighton Road Worthing West Sussex BN11 2HB

Proposal: Enlarged replacement of existing Garage. New Porch and infill front extension. Single storey rear and side extension. Alterations to existing fenestration. Enlargement of first floor terrace with glazed balustrade and side panels. Balustrade to existing second floor front terraces. New front rooflight. New gates to front boundary and dropped kerb.

Date of site visit: 30.07.24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey detached dwelling with rooms in the roof space. It has a two storey gable which projects slightly further forward to the western side of the property. The property has a flat roof porch to the frontage which projects forward to the gable. The property has feature balconies to the first and second floors.

At the rear accessed off Ophir Road is a garage set back from the road with pitched roof close to the boundary with 2 Ophir Road and attached to 259 Brighton Road. A flat roof shed is attached in the rear.

The site is situated on Brighton Road which has a mixture of house styles and designs fronting the sea front.

Proposal

The application is essentially an amendment to AWDM/0888/24, the main change being the extension of the balcony/terrace area to the front to include 1.8m high obscure glazed balustrades/screens to the east and west sides. The balcony would be above an approved extension to the front which projects approx. 1.2m forward of the existing porch. The extension would have a flat roof which over sails slightly. The application includes previously approved new fenestration onto the roof terraces. A new roof light is proposed in the front roof slope and new glazing into the apex of the gable at second floor.

At the rear the proposal includes a single storey rear extension which is also to the east side. This would project approx. 4.3m in depth and 1.5m to the side.

The application includes a replacement garage and shed which would project forward approx. 2m towards Ophir Road. It would be on a similar line at the north and would have a flat roof. A garage style door would be provided to the front and the rear. The garage would be approx. 2.5m in height.

The application also proposed new gates and piers to the frontage set back to a height of approx. 1.8m

Relevant Planning History:

AWDM/0888/24-Enlarged replacement of existing Garage. New Porch and infill front extension. Single storey rear and side extension. Alterations to existing fenestration. New glazed balustrade to existing front terraces. New front rooflight. New gates to front boundary and dropped kerb. APPROVED

Consultations:

National Highway

No objection

Environment Agency

No objection

WSCC Highways

For the current submission, the proposals appear similar to those of permitted application AWDM/0888/24, but with minor amendments. The aspects of this application relating to access are as previously approved. As such, no highway safety concerns would be raised.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning

permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page: http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-orvehicle-crossovers-for-driveways-licence/

Adur and Worthing Councils

WSP

No Objection

Representations:

None received

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

Brighton Road in this location comprises primarily detached and semi-detached houses within close proximity of the application side. The properties are a mixture of brick and render with dwellings being of varying design and age.

The main consideration with this application is the increased size of the balcony above an approved front extension and its balustrade/screening, all other elements have been previously agreed under application AWDM/0888/24.

The increase balcony would project forward beyond the existing two storey element of the building above a proposed flat roof extension, it would include obscure glazed screening of 1.8m in height to the east and west sides looking towards neighbours.

The enlarged balcony would project further forward and as such would be more obtrusive in the street scene. The property is however set back from the road and includes existing balconies, there is an existing balcony to No 259 to the west which projects some way forward from the existing front elevation and there are other examples along Brighton Road of balconies projecting forward. Brighton Road in the vicinity of the application site has a variation of property styles and ages and it's not therefore considered that the extended balcony with obscure glazed balustrades would be unduly obtrusive or impact on the character of the property.

Materials will be conditioned to match the existing building to ensure they are complementary.

Residential Amenity

The most effected properties are 259 and 263 Brighton Road in relation to the current proposal.

In terms of No 259 Brighton Road this property is situated to the west. The property is set further forward and further back than 261. The proposed extension to the balcony would not come any further forward than the current balcony to this property. Due to its projection forward the proposed extended balcony would now have some potential to overlook this balcony, however with the 1.8m high obscured glazed screen to the side, it would not cause any detrimental overlooking or direct impact to this property.

With regards to No 263, this property is situated to the east. This property is on a similar frontage line to 261 (gable front) and set back further at the rear. The proposed front extension would be set approx. 1.5m from the boundary with 263 and the forward projection of No 263 is set off the boundary. There are windows facing west toward the boundary with 261. The proposed increase in the balcony with balustrades increasing the height of the extension has the potential to cause some light loss to these windows however in view of the distance between the windows and the proposed extension with the balcony above and the fact that there are several window existing to 263 which face south it is not considered the extension would cause detrimental loss of light or visual impact. The extended balcony would have 1.8m high obscure glazed screen to the side and as such the use of the balcony would not cause detrimental overlooking of this property and would essentially provide more privacy as the existing balcony is clear glazed.

A condition to ensure that the screen remains at 1.8m and obscured glazed facing the boundaries with neighbouring properties is considered appropriate.

All other element of the extension and impacts on the neighbours was assessed as part of AWDM/0888/24.

Flooding and Drainage

The application site lies with flood zone 3, as such a Flood Risk Assessment is required in connection with the application which was submitted.

The application involves an extension and additional bedrooms downstairs. The Environment Agency have not raised any objections. Should a flood occur, the occupants of the ground floor have the ability to move to a higher level, as living rooms for the property are situated on the first floor and part of the same property.

Parking and traffic

The proposal is a domestic extension, it retains several parking spaces to the front and a garage. This is considered acceptable for the property of this size.

The applicant proposes to widen the existing dropped kerb on Brighton Road to approximately 6.16m in width. These works would be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer. The proposed gates are set back sufficiently to allow for a car to pull in from the carriageway and wait whilst the gates are in operation.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No additional windows
5. The screening to the extended balcony be a shown on the plans and retained.

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: Jackie Fox Date: 05.02.25

Authorised by: Louise Prew Date: 11/02/2025