Expiry Date - 31/05/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0522/23 Recommendation – APPROVE

Site: 22 Pembroke Avenue Worthing West Sussex BN11 5QT

Proposal: Proposed demolition of existing lean-to rear (East) extension and construction of a single storey rear extension and conversion of detached garage into a home office with a new connecting lobby to the main dwelling.

Date of site visit: 18.05.2023

Neighbours checked: Y

Additional neighbour notifications: Y – 21 days (amended plan + Cert B)

Site and Surroundings

The application relates to a semi-detached house on the east side of Pembroke Avenue within a residential suburb of the town. The house has a hipped roof with a hipped front-projection paired with its attached neighbour to the south (No.20). It is finished in brick and roughcast render with tile-hanging and 'mock-Tudor' detailing to a gabled front feature bay. A single-storey rear projection appears original, as does a glazed lean-to structure attached to the south side of it, paired with matching rear components to No.20. An open-sided, freestanding canopy structure has been erected above decking to the rear of the lean-to.

There is a drive to the north side of the dwelling which leads to a gabled, pitched-roof, detached garage building set back towards the rear of the house. The garage building is paired with a similar garage building at the neighbouring property to the north (No.24) which is of a similar original style and layout to the application property. The house is set back from the highway behind a walled front garden. There is a good-sized rear garden with a line of mature trees adjoining the rear boundary with Devonshire Lodge, a 3-storey purpose-built flat building to the East in Brooklyn Avenue. A group of mature holm oak trees within the rear curtilage of Devonshire Lodge are subject to a TPO (No.28 of 1990) but this does not include the trees within the curtilage of No.22.

Proposal

The application (which has been amended at the Applicant's request) proposes to remove the single-storey rear projection, glazed lean-to and canopy and erect a single storey extension 3.9m deep to the full width of the house (6.7m). The extension would have a flat roof 3m high with a centrally positioned roof lantern (4m x 1m). The extension would be sited on the

common boundary with No.20, replacing the party wall between the paired lean-to structures. The external walls would be finished in brick and render.

In addition it is proposed to erect a glazed link between the north side of the proposed rear extension and the existing garage building, which is to be dry-lined and refurbished to be used as habitable accommodation with the up-and-over door replaced with a window, French doors inserted to the rear (East), and rooflights inserted to the southern roof slope. The linking structure would be 1.1m wide and 2.55m high with French doors to the front and rear. An existing door on the north side elevation of the house would be blocked up and a new window inserted.

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 (HCLG 2021)
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 alterations to the front of the garage building, glazed link and north flank wall of the proposed rear extension will be visible in public views from the street through the gap between the houses. However, the proposals are subsidiary and scale and form to the host dwelling, consistent with its appearance and will not appear out of keeping in the street scene. Use of matching materials will help assimilate the alterations with the surrounding context.

The proposed extension would be sufficiently distant from the mature trees alongside the rear boundary and to the rear of Devonshire Lodge.

Residential Amenity

The most affected properties are those to either side to the north and south.

The proposed rear extension will project approximately 1.93m beyond the rear of the neighbour's glazed lean-to at No.20 and would be some 0.7m taller

than the eaves height of the lean-to. The glazed lean-to at No.20 is 2m deep and provides the main source of light to the main rear room (as at No.22). The lean-to could not be considered a habitable room in its own right. The depth of the proposed extension would intersect a 45 degree angle taken from the mid-point of the inner glazed door opening serving the main habitable rear room at No.20.

The boundary consists of timber fencing approximately 2m high.

The proposed extension would have some effect on the receipt of daylight to the rear room at No.20 and would have a noticeable enclosing effect although this would be relieved to some extent by the light-coloured rendered exterior wall.

On balance, taking into account the orientation of the proposed extension to the North of No.20 it is considered the effect on daylight/sunlight to and outlook from the main habitable room at No.20 would not be so severe as to warrant refusal. Notice has been served on this neighbour (Cert B) and it is noted that no representation has been received following re-notification.

The garage building to be converted to habitable accommodation is attached to a paired garage building at No.24. No.24 is mirrored in relation to No.22 with a driveway to its south side. The nearest windows/door in the side elevation of the house appear to serve a kitchen and other non-habitable rooms. The common boundary on this side consists of close-boarded fencing approximately 1.6m high. The proposed link and rear extensions would be lower in height that the roof ridges of the existing paired garage buildings. There would be no adverse impacts on the amenities of No.24 arising from the proposals.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to south side of rear extension

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.

Party Wall Act

Expiry Date - 31/05/2023

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

Case Officer:	Jo Morin	Date: 27.06.2023
Authorised by:	Gary Peck	Date: 27 June 2023