Development Control – Delegated Officer Report

Application Number: AWDM/0425/24 Recommendation: Approve

Site: 50 Westbourne Avenue, Worthing, BN14 8DF

Proposal: Single storey rear kitchen extension; retrospective consent for rear orangery

Site visit: 18/04/2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site contains a two-storey semi-detached building on the southern side of Westbourne Ave. The building has an existing rear infill orangery/conservatory.

The building is not listed and the property is not within a conservation area.

Permission is sought to retain the rear conservatory and build a new 1.575 metre half width kitchen extension.

Relevant Planning History:
None

Consultations:
None

Representations:
None received

Relevant Planning Policies
Worthing Local Plan 2020-2036: SP1, DM5
National Planning Policy Framework (2023)
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 subject to the assessment of other material considerations

Visual Amenity

The proposal seeks to retain an existing orangery/ conservatory and build a new ground floor extension. The two extensions are fairly modest in scale and their single

storey nature ensures they remain subservient to the main building. A condition requiring materials to match will be attached to ensure the new development complements the existing house. The proposal would have no impact on the streetscene as it is located to the rear of the property.

The proposal is therefore acceptable in design terms and considered to be compliant with policy DM5 of the Local Plan.

Residential Amenity

To the east the development is set off the shared boundary with no. 52. This property has a small extension of their own. Both properties have a side walkway which also ensures the development would not affect any rear facing windows in this property. The set back from the boundary also reduces the shading to the amenity space. There are no side facing windows in the east side of the extension which means the development would not overlook these neighbours.

To the west, the retained orangery is on the shared boundary with no. 48. The height and depth of this extension is similar to that allowed under permitted development and is therefore not considered to have an undue impact on the residents of this property. A new small window will face west from the proposed extension but views from this window could be obscured by a permitted development height boundary treatment and so is not considered to cause adverse overlooking.

A condition restricting new windows will be included to limit overlooking in the future.

The houses to the south are about 30 metres away and therefore not affected by the proposal.

The development is therefore considered to retain a good level of amenity for neighbouring occupiers compliant with policy DM5 of the Local Plan.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional side windows

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:	Louise Prew	Date: 17/05/2024
Authorised by:	Gary Peck	Date: 17 May 2024