Expiry Date - 25/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1215/23 Recommendation – APPROVE

Site: 102 Haynes Road Worthing West Sussex BN14 7LA

Proposal: Removal of existing conservatory and erection of single storey rear extension

Date of site visit: Desk based assessment undertaken

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a property on the eastern side of Haynes Road a road which comprises semi detached dwellings situated comfortably within their plots. Each of the properties has a small front garden an number of which have been converted for parking garden to the rear. A number of the properties have had single storey rear extensions and conservatories, including the properties on both sides of the application site.

Proposal

The proposed development relates to a single storey flat roofed extension to the rear of the application site. The extension is to replace an existing conservatory. It is proposed to be an infill that would connect to the existing rear protrusion. There are proposed to be French doors to the rear of the extension and no other openings within the side elevations. The footprint would be smaller than that of the existing conservatory.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

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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 development to the rear of the dwelling it will not be visible from the public realm. Therefore it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

Residential Amenity

No detrimental impact to the neighbouring dwellings due to the minor scale of the proposal in accordance with the above SPG.

The neighbouring property to the south (No.102) would potentially be most affected by the proposed development with the introduction of an extension to the boundary of their property. However due to them having their own extension it is not considered to result in an area of amenity space becoming unusable and as such it is considered to be acceptable. The extension due to the eaves height it is not considered that there would be an oppressive relationship to the neighbour. With the neighbour having also undergone the same works with a single storey extension in the same location it is not considered to have an unacceptable impact on the neighbouring property.

With the location to the north of the neighbour it is considered to have less of an overshadowing impact. The overall height would be reduced from that of the existing conservatory but will have more of an impact due to the material change. However this is not considered to be demonstrable to the application.

Whilst it is appreciated that introduction of a rear extension will have some impact on the neighbouring properties due to the single storey nature with a maximum height of 3m it is not considered that the height of the flat roofed extension would result in an overbearing or overshadowing impact on the neighbouring properties.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

3. Matching materials
4. No windows in the side walls of the 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.

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

Case Officer: Finlay Gardner Date: 23/02/2024

Authorised by: Louise Prew Date: 23/02/2024