Expiry Date - 02/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1081/23 Recommendation – APPROVE

Site: 84 Warren Road Worthing West Sussex BN14 9QP

Proposal: Erection of single storey rear extension

Date of site visit: 25/09/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is located on the north-easterly side of Warren Road within a residential area of Worthing. The property is a two-storey detached household comprising a mix of facing brick and render elevations, a combination roof which is predominantly hipped with front protruding gable sections and 2no. well-proportioned front facing dormers, along with white UPVC openings. Notable features of the façade are the decorative brickwork to the gable face and the aesthetically detailed quoins.

The property benefits from a generous plot size and building, set back from the public realm a moderate distance behind a flint wall with brick piers and a hardstanding. The rear garden space of the property is of a particularly generous size and widens to the rear. The garden comprises typical garden furniture and ample vegetation, especially to the boundaries of the property.

The adjacent neighbouring property to the north-west No. 86 Warren Road is spaced a good distance and is similar to the application property in terms of its generous building and plot size. To the south-east of the property is land as part of Worthing College.

The application property is not within a conservation area and is not a listed building. Whilst there are no protected trees on site, it is noted that a TPO (64 Ash trees) runs along with south-easterly boundary in-between the application property and Worthing College.

Proposal:

Permission is sought for a single-storey rear (north-east) extension to create an enlarged kitchen area. The extension would comprise matching elevations, a tiled crown to flat felt roof, and UPVC bi-fold doors and windows.

The proposed extension would project approximately 5m from the central area of the rear elevation, have a width of approximately 6m, and flat roof height of 3.8m, shallowing to 3m at eaves level of the crown.

Relevant Planning History:

Permission granted at the application for two storey side extension under 02/01250/FULL, decision issued 10 Jan 2003 and two storey rear extension under 620/89, decision issued 18.07.1989.

Permission granted for extension and alterations at the adjacent property to the north-west No. 86 under 03/00746/FULL, AWDM/0976/15, and AWDM/0363/22.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (HCLG 2021)
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 dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The positioning of the extension to the rear behind the large house means that it would be completely removed from public viewpoint. The use of matching materials are proposed which would respect the character of the existing house. The extension would be inserted aligned with the north-westerly two-storey rear projection which would sympathise with the existing layout of the house. The property would retain a generous sized garden. There are no visual amenity grounds to resist the proposal.

Residential Amenity

The overall footprint that would be created by the extension is considered generous and would comfortably exceed what is advised in the Council's extending or altering your home SPG, however, in treating this application on its individual merits, it is considered that the proposed works would have no

detrimental impact on the amenities of surrounding neighbours; the extension would be completed screened from the adjacent neighbour No. 86 by virtue of the existing two-storey rear projection to the side (north-west), and the neighbour to the rear (No. 79 Hillside Avenue) is located a sufficient distance from the site (some 30m) behind a boundary wall and series of tall trees.

Other

The TPO to the south-east would be located a satisfactory distance and would not be affected by the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials

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: 29.09.2023

Authorised by: Jo Morin Date: