Expiry Date - 24/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1658/23 Recommendation – APPROVE

Site: 29 Frobisher Way Worthing West Sussex BN12 6EX

Proposal: Single storey rear extension

Date of site visit: 15/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a property on the western side of Frobisher Way a road which comprises detached bungalows situated comfortably within their plots. Each of the properties has a long wide garden to the rear. A number of the properties have had a single storey rear extensions and conservatories, including the properties on both sides of the application site. To the rear of the application site is a school with the field adjoining the rear boundary.

Proposal

The proposed development related to a single storey flat roofed extension to the rear of the application site. It is proposed to be the full width of the existing dwelling with two pairs of French doors to the rear elevation, one with windows to the sides. There are no other openings within the side elevations.

Within the flat roof of the extension it is proposed that there is one roof light within the northern aspect of the roof space. The flat roof is proposed to be slightly higher than the eaves of the host dwelling.

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 north (No.31) would potentially be most affected by the proposed development with the introduction of an extension beyond the rear elevation of their own extension. The property to the south, due to their own extension having greater depth to the rear is not considered to be impacted. Furthermore, the detached nature of the host dwelling ensures that the extension would not abut any boundaries reducing the impact on the neighbours.

No.31 has a rear extension that reduces the impact of the proposed development. Due to the single storey height of the proposed development and the omission of windows within the side elevations of the extension there is not considered to be any overlooking as a result of the proposal. The windows and doors to the rear face the applicant's garden and the heavily screened field of the school beyond that. As such there is not considered to be any overlooking achieved from the proposal.

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: 18/01/2024

Authorised by: Jo Morin Date: 18.01.2024