Expiry Date - 20/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0975/24 Recommendation – APPROVE

Site: 27 Half Moon Lane Worthing West Sussex BN13 2EN

Proposal: Proposed rooms in roof with rear dormer, single storey rear extension with part pitched roof and part flat roof, removal of chimney.

Date of site visit: 14/08/2024

Neighbours checked: Y

Site Notice: Y – Posted on 14/08/2024

Site and Surroundings:

The application property is located on the west side of Half Moon Lane within a residential area of Worthing. The property comprises a detached bungalow with facing brick elevations, a plain tiled hipped roof, and white UPVC openings. The property has an open frontage and is set-back a moderate distance from the public realm, stepped-up by virtue of the rising land levels from east to west. The property has an integral garage to its northerly side which is served by a sloped driveway and vehicle access. The remainder of the front garden comprises an access pathway and stepped-up lawn. Extending from the rear of the property is a modest scale conservatory which opens out onto a patio area. The rear garden space is level and is comprised of grass which extends to the rear of the relatively deep plot. There is ample vegetation along the shared boundaries, particularly to the rear and south side.

The property reflects the prevailing character of the properties along this westerly section of Half Moon Lane, of which exhibit a similar form, scale, design, and plot size, with little variation in the building line fronting the highways.

The application property is located within Salvington Conservation Area.

Proposal:

Permission is sought to demolish the conservatory and construct a tandem single-storey rear extension, part flat roof and part pitched roof, along with a rear facing dormer. The rear extension would create an open plan kitchen and lounge and involve alterations to the existing layout to provide an additional bedroom and utility. The rear dormer would create a further bedroom in the roof space with en suite facility.

The proposed rear extension would project 5m to the northerly side of the elevation and dogleg for 3m to then achieve an 8m projection to the southerly side. The 5m element (kitchen) would have a flat roof measuring approximately 2.9m high and the 8m element (lounge) would have a pitched roof measuring approximately 4m to ridge level, shallowing to approximately 2.6m at eaves level. A rear window is proposed to the kitchen and rear doors to the lounge. The extension would be finished in facing brickwork to match the existing dwelling. The proposed openings would be white UPVC.

The rear dormer would project approximately 2.6m from the roof plane, have a height of approximately 2.5m and width of approximately 3.5m. Rear windows are proposed. The dormer would be finished in tile hanging to match the existing dwelling with a flat roof. The existing chimney stack would be removed to accommodate the dormer. The proposed windows would be white UPVC.

A replacement window is proposed to the south elevation of the existing dwelling to serve the newly created bedroom.

Representations: None received.

Consultations: None undertaken.

Relevant Planning History:

Single-storey extension to rear achieved under WB/0296/75, decision issued 25 April 1975.

Approvals at the adjacent property to the north No. 29 Half Moon Lane for:

- Rear extension and extension to roof to provide bedroom and bathroom on first floor under 02/00485/FULL, decision issued 21 Jun 2002.
- Proposed conservatory to rear of property under 02/00976/FULL, decision issued 18 Oct 2002.
- Erection of rear extension to garage at side under WB/0089/79, decision issued 16 February 1979.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)
Conservation Area Appraisal – Salvington

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)
DM18 (Biodiversity)

DM24 (Historic 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, and the effects on the character and appearance of the Conservation Area.

Visual Amenity and Heritage

The proposed works would be sited to the rear of the dwelling and would mostly be removed from the view of the street scene, except for the northerly extension and rear dormer, both of which would take up a utilitarian form by virtue of their flat roofs. These would be visible to the northerly side of the dwelling from an oblique angle along the road.

Notwithstanding, these features are considered to sufficiently respect the finishes, scale and layout of the original dwelling; matching materials to all elevations are proposed, the dormer would be of sympathetic proportions, positioned a good distance beneath the ridge of the dwelling (approximately 1.4m) and would not encroach the side roof planes, and the side extension would be aligned with the existing side (north) elevation of the dwelling, therefore not compromising the existing visible building line. In view of the above, coupled with its comfortable distance to the public realm and the limited views of it, the proposals effect on visual amenity would not be so significant to render it unacceptable on these grounds.

The property is considered to have a neutral contribution to the Conservation Area and does not form a reason for its designation. Accordingly, this section of road does not get mentioned in the character appraisal for the Conservation Area. Moreover, all of the properties along this stretch of road have achieved alterations and extensions to the rear of their respective property. It is therefore considered that the proposal would not adversely affect the setting of the Conservation Area or nearby heritage assets.

There are no visual amenity grounds to resist the proposal.

Residential Amenity

To the northerly side, the existing gap to the adjacent neighbour No. 29 Half Moon Lane (approximately 1.35m) would not be compromised. This is considered to be a sufficient distance in view of the scale of this northerly element of the rear extension given the relationship with this neighbour. Whilst the extension would create a deep recess in this neighbours nearside rear building line, this would only have an impact on non-habitable rooms (garage and conservatory), and light admittance to the conservatory is not limited from the south side, but sourced predominantly from the rear (west) and also from the north side.

To the southerly side, the extension would be set-in approximately 1.7m from the existing side (south) elevation of the existing dwelling and approximately 2.95m from the shared boundary with the adjacent neighbour No. 25 Half Moon Lane. In view of the relationship with this neighbour, that is the comfortable separation distance, siting of this neighbour's garage abutting the shared boundary, and the ample vegetation at the shared boundary which provides screening to much of the extension, no harmful effect on this neighbour's residential amenity is anticipated.

The proposed dormer by virtue of its modest scale within this context would have no adverse impact on the residential amenities of neighbours.

The proposed windows and doors would face into the applicants own deep garden and be located a sufficient distance from neighbouring amenity. The proposed replacement window to the existing south side elevation would outlook the blank side wall of the neighbour's garage. The proposal would not give rise to unneighbourly overlooking.

Whilst the overall footprint created by the rear extension would be of a generous size, in treating this application on its individual merits it is considered that the resulting impact would not be so significant to the living conditions of adjacent neighbours to warrant its refusal.

Other

Following a telephone conversation with the adjacent neighbour to the south No. 25, it was brought to the Council's attention that badgers and badger setts may be present where the development is proposed. As advised to the agent, a condition of planning permission has been attached instructing the applicant of the action that must be taken should the presence of badgers and/ or badger setts be found during construction. An informative directing the applicant to the relevant legislation has also been attached.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Openings North Elevation Extension
5. Protection of Badgers and Badger Setts

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.

2. The applicant is advised that badgers and badger setts are protected under the Protection of Badgers Act 1992. More information can be found by following this link: https://www.legislation.gov.uk/ukpga/1992/51/contents

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

Case Officer:	Jason Albon	Date: 19.09.2024
Authorised by:	Louise Prew	Date: 20/09/2024