Expiry Date - 28/07/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0703/25 **Recommendation – APPROVE**

Site: **59 Grand Avenue Worthing West Sussex BN11 5BA**

Proposal: **Proposed single storey rear extension (revision to permission AWDM/1485/24 to provide a larger extension)**

Date of site visit: 16.12.2024 for AWDM/1485/24 (by JA)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a large early/mid-C20 detached house occupying a large plot on the west side of Grand Avenue. An attached garage on the south side has been converted into annexe accommodation together with a single-storey extension to the rear. The dwelling is set well back from the edge of the highway behind a low brick boundary wall. The large frontage area is hard-surfaced and used for off-street parking. A large L-shaped garden area lies to the rear and wraps round to the rear of No.61 to the north. There are a number of tall trees around the perimeter of the garden, but none are subject to a TPO.

The Mill Road Conservation Area adjoins the northern boundary of the wrap-around rear garden.

No.61 consists of a detached house similar in style and appearance to the application property but occupying a foreshortened plot.

To the south, No.57 comprises a ‘grander’ scale Edwardian detached dwelling occupying a generous-sized plot similar to No.59.

Proposal

Permission is sought for a single-storey rear extension to infill the north-west corner and attach to the existing single-storey rear extension. It would be 6.1m deep x 8m wide with a flat roof 3m high. A roof lantern (3m wide x 1.5m deep) is proposed in the centre of the flat roof. The external walls would be finished in brickwork. The internal layout would be reconfigured to create an open-plan kitchen/living/dining room with a large glazed opening inserted into the rear elevation facing into the garden.

Relevant Planning History:

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AWDM/1485/24 Proposed single storey rear extension. Permitted 22.01.2025

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM19
National Planning Policy Framework (MHCLG 2024)
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. The key considerations are the effects on the visual and residential amenities of the locality.

The proposed extension is remote from the Mill Road Conservation Area and will have no impact on its setting.

Visual Amenity

The proposed single-storey infill extension is subordinate in its scale and proportions to the existing house. Located at the rear of the dwelling and set back a good distance from the street, it will not be visible in public view.

A group of 4no small trees close to the boundary with No.61 would be removed to accommodate the extension. 4no proposed replacement trees are proposed to the rear end of the large garden.

Residential Amenity

The only affected property is No.61 to the north.

The proposed extension is larger than that approved under AWDM/1485/24 and will now extend approximately 3m further westward beyond the rear of the neighbour's extension. It is shown set in from the north side of the main dwelling by 1.2m with an overall gap of 2.3m between the side wall of the extension and the site boundary. There are no windows in the adjacent side wall of the neighbour's extension.

The proposed extension would not unacceptably impact the receipt of light to or outlook from the nearest window in the rear elevation of the neighbour's extension.

A window in the north side wall of the proposed extension would face onto the blank side wall of the neighbour's extension above the boundary wall which is relatively low in height. This may facilitate angled views from the proposed

window across the neighbour's garden but would be adequately mitigated by a requirement for the window to be obscurely-glazed.

The set-in from the north side wall of the main house would diminish any loss of (borrowed) light to those windows sited further forward (east) in the neighbour's extension compared to the earlier approved extension which aligned with the main side wall. In any event, the windows in question appear to be secondary in nature, serving non habitable accommodation, and the impact would not be unacceptable.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. North side window obscure-glazed
5. No additional openings to north side elevation of extension
6. The replacement tree planting shown on the approved plan WG-288-03B to be planted in first planting season following first occupation of the development hereby permitted

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:	Jo Morin	Date: 18.07.2025
Authorised by:	Peter Barnett	Date: 18 July 2025