Expiry Date - 24/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1122/24 **Recommendation – APPROVE**

Site: **43 West Way Worthing West Sussex BN13 3AX**

Proposal: **Revisions to approved application AWDM/1704/21 (for the erection of a single storey rear extension, replacement enlarged rear dormer, new porch with pitched roof and alterations including composite cladding to front gable and dormers and change of roof tiles) amendments include a single storey side extension, reduced rear extension and increased porch extension.**

Date of site visit: 15/10/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side, at the end of West Way within a residential area of Worthing. The property comprises a detached chalet bungalow with brick and render elevations, a front gable and pitched roof. The property is set back from the road behind a post and rail fence and front garden. There is a detached garage to the front/side of the property and high fence to the side boundary. There is an area of raised decking to the rear that would be removed to accommodate the extension.

The property is not within a conservation area, is not a listed building and there are no protected trees on site. The South Downs National Park is located approximately 90m to the west of the site.

Proposal

Planning permission was granted under application AWDM/1704/21 for a single storey rear extension, replacement enlarged rear dormer, new porch with pitched roof, addition of composite cladding to the front gable and dormers and new roof tiles. This application seeks to amend the plans to include a single storey side extension, reduce the depth of the rear extension and existing garage and increase the depth of the porch extension.

The existing garage and utility room adjacent to the east side boundary would be reduced in depth at the rear by approximately 1.75m. The rear extension would be reduced in depth from 4.84m deep to 3.375m deep and would extend out 1.24m beyond the side of the existing building (as previously approved). The proposed revision to the approved plans shows a side extension extending from the rear extension to the rear of the reduced depth garage/utility room. A

gap of 1.1m would be retained between the side extension and the east side boundary. The side part of the extension would have a monopitch roof with the eaves matching the height of the existing garage/utility.

Openings to the rear extension would be altered to provide glazed doors to the rear elevation and a window to the west side. No openings are proposed to the east side.

The pitched roof porch extension to the front of the building, as previously approved, would be extended in depth by approximately 1.5m at roof level supported on oak posts, to form a covered porch.

There are no changes to the front or rear dormers, cladding, roof light or new roof tiles approved by the previous application.

Relevant Planning History:

AWDM/1704/21 - Erection of a proposed single storey rear extension, replacement enlarged rear dormer, new porch with pitched roof and alterations including composite cladding to front gable and dormer and change of roof tiles – Approved

07/0785/FULL - Erection of front and side single storey extensions plus widening of existing rear dormer window – Approved

03/01255/FULL - Ground and first floor extension including dormer window in east facing roof slope - Refused

Consultations:

WSCC Highways - The site is located on West Way, an unclassified road subject to a speed restriction of 30 mph.

The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site. Existing access and parking arrangements will be unaffected by the proposals.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5

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National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

The principle of development has already been agreed under the previous application AWDM/1704/21. The key considerations for this application are the effects of the amended rear/side extension and porch on the visual and residential amenities of the locality.

Visual Amenity

The proposed extension to the front porch roof would reflect the design of the neighbour's front porch and would not appear excessive in scale or dominant or intrusive in the street scene. The porch would remain set back from the projecting front gable and garage of this property.

Part of the roof of the rear extension would project beyond the side elevation of the existing house and would therefore be visible above the garage roof when viewed from the road to the front. This element of the proposal is the same as previously approved. A monopitch roof would be added to the side extension which would also be partly visible above the roof of the existing garage. Although the new monopitch roof would be visible from the road, it would have limited impact due to its set back position and narrow width and would not appear dominant or intrusive in the street scene. The depth of the rear extension has been reduced and the small additional floorspace created by the side extension would remain subsidiary to the existing building and would reflect the character of the property, finished in materials to match.

There would be no significant adverse impact on the visual amenities of the locality as a result of the amendments to this proposal.

Residential Amenity

The most affected properties are the neighbours to the sides at No.41 and 45.

The addition of a side extension would only affect the neighbours at No.41 located to the east of the site. There is a wall and high fence to the boundary and a small extension to the side of No.41 with rear facing patio doors serving a kitchen/utility room. There are no windows to the side of the building. The proposed side extension would be very small in scale at only 1.24m wide and the same height as the existing garage at eaves. Due to the small scale of the extension and its position set in 1.1m from the boundary, this addition would not appear overbearing or oppressive to the neighbour's property or diminish light to the rear facing kitchen/utility doors. This proposal also includes removal of a section of garage that is currently adjacent to the boundary. There are no openings proposed to the east side elevations and no overlooking or loss of privacy would occur.

The rear extension has been reduced in depth in comparison to that previously approved and would have no additional impact on neighbours.

No.45 is located to the west side and is over 8.5m away from the proposed rear extension. The changes to openings to this side consist of replacing the approved glazed doors with a window and this would not have any additional impact on amenity.

The canopy extension to the front porch would not affect neighbouring amenity.

The proposed amendments to the approved scheme would not have any additional impact on the residential amenities of adjacent occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. Cladding only permitted to dormers and front gable
5. No windows in east side walls of 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: Amanda Haslett Date: 16/10/24

Authorised by: Jo Morin Date: 16.10.2024