Expiry Date - 05/01/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1342/23 Recommendation – APPROVE

Site: 41 Highdown Avenue Worthing West Sussex BN13 1QL

Proposal: Single storey rear extension. Application to vary condition 1 (approved plans) of approved AWDM/0274/22 Alteration to the roof from pitched to flat roof. Alterations to some windows on the west and south elevation

Date of site visit: 12/12/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located to the south side of Highdown Avenue within a residential area. The property is a detached two-storey household comprising off-white wet dash render elevations, a plain tiled gable roof, and white UPVC openings. The property is situated on the outside of a dogleg bend where Highdown Avenue meets Chantry Road. The application property occupies the most westerly plot of the aligned properties along this south section of Highdown Avenue, of which are predominantly detached two-storey houses with a moderate plot size. To the corner of where the respective roads meet is a private driveway which leads to flats belonging to No's 43 and 45 Highdown Avenue, which are set behind the building line of the application property and row of houses to this side of the road. A single detached garage with flat roof is situated adjacent No. 43 and forms part of the west boundary to the application property, rising a significant height above the fence to this boundary and enclosing the rear garden of the application property to some degree.

To the front of the property a porch sits flush with the ground-floor box style bay windows to either side under a mono-pitch roof. It is understood that a single-storey extension with a flat roof projected from the rear before permission for the original application (AWDM/0274/22) was obtained. At time of site visit this rear extension had been demolished and the rear extension the subject of this application had been substantially completed.

Proposal

Permission is sought to vary condition 1 (approved plans) of the approved application AWDM/0274/22.

The works involve alteration of the approved roof form and height from mono-pitched at a height of approximately 3.75m shallowing 15 degrees to 2.65m to a flat roof with parapet at a height of approximately 3.7m. 2No. roof lights are proposed (previously 4No.) along with alterations to the openings to the side (west) of the existing house and rear (south) of the extension.

Relevant Planning History:

AWDM/0073/22: A Certificate of Lawfulness was sought recently for this same development. The application failed as it involves building to the side of an existing rear outshot (shower room). Thus, full planning permission is now sought.

Previous decision which this application seeks to vary approved under AWDM/0274/22, decision issued 21/02/2022.

Consultations: None.

Representations: None received

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised December 2023)
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 properties within the built-up area. The key considerations for this planning application are the effects on the visual and residential amenities of the locality.

Visual and Residential Amenity

The proposal seeks to modify the scheme approved under AWDM/0274/22 by way of alterations considered to be minor in nature. The Council has arrived at this viewpoint in view that the footprint of the extension is remaining the same as approved, the previous extension that has been demolished was established with a flat roof height of approximately 3.15m, and the alterations to the openings would be in positions where they have already been approved. The only noticeable alteration would be the increase in roof height by a mere 0.55m which is not considered significant enough to render the extension unacceptable on visual or residential amenity grounds; the aforementioned garage to the west boundary appears to be of a similar height and would continue to provide screening to the flats within No. 43 and the

spacing to No. 39 to the east is still considered to be sufficient to overcome any overbearing or overshadowing effect.

The proposal to vary condition 1 of the previously approved application AWDM/0274/22 is acceptable.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

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: 04/01/2024

Authorised by: Jo Morin Date: 04.01.2024