Expiry Date - 14/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1023/23 Recommendation – APPROVE

Site: 23 Bellflower Drive Worthing West Sussex BN13 3GW

Proposal: Proposed single storey pitched roof rear extension

Date of site visit: 29/08/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the west side of Bellflower Drive within a relatively new housing estate in West Durrington, built as part of the original outline permission 11/0275/OUT with reserved matters approved under AWDM/0721/16. The property is a detached two-storey household comprising facing brick elevations, a plain concrete tiled gable roof, and white UPVC openings. The main access door fronts the property under a pitched roof canopy a short distance from the highway.

The property's garage is within a relatively large pitched roof building located slightly behind the house to the north and is accessed via a hardstanding which extends from the public realm. The property shares this building with the adjacent neighbour to the north No. 25 Bellflower Drive whose respective garage is mirrored on the opposite side of the pitch. This neighbours house and plot appears to be identical in form, size, design, fenestration, and layout and is spaced a moderate distance from the application property, situated alongside the solid wall of their respective garage. To the south of the property, No's 21 and 19 Bellflower Drive are semi-detached and are spaced a comparatively greater distance from the property. These properties garages are also mirrored within an identical large pitched roof building which abuts the south boundary of the application property and runs parallel with the building containing the garages of the application property and No. 25.

The rear garden space is of a moderate size and runs in-between the aforementioned garage buildings. The garden comprises a patio area to front with raised beds and walkway leading to a grass area along with a raised decking area behind the property's garage. The garden is otherwise bounded by a tall wooden fence with a side access gate to the north which connects the dwelling and garage.

Properties in the surrounding area are of varying types, sizes, designs and orientations but are alike in their modern appearance and relatively modest plot size.

Expiry Date - 14/09/2023

Proposal:

Permission is sought to create an enlarged kitchen/ dining area. The proposal is for a single-storey pitched roof rear (west) extension which would measure approximately 3.5m deep, 4.67m wide, and 3.7m at ridge height, shallowing to 2.5m at eaves level. Matching materials would be used for the side elevations and the pitched roof, and the rear elevation would be comprised of horizontal sliding doors along with fixed windows and top lights. 2No. roof lights are proposed to each plane (4No. total).

Representations: None received.

Consultations: None.

Relevant Planning History:

Recent history in connection to the housing estate to which the application property belongs relating to application for approval of Reserved Matters (AWDM/0721/16) pursuant to outline planning permission WB/11/0275/OUT which restricts permitted development rights under Condition 2 of the permission:

Notwithstanding the provisions of Schedule 2 Part 1, Classes A, B, F and H and Part 2, Classes A, B and C of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no dwelling shall:
(i) be extended or enlarged;
(ii) have the front door altered in design;
(iii) have any driveway/hardstand within the plot curtilage enlarged or any additional area of hard-surfacing or hardstanding formed within any part of the curtilage forward of the principal elevation of the dwelling or any side elevation facing onto a highway;
(iv) have any satellite dish fixed or fitted to any principal elevation or roofslope or chimney;
(v) have the external colour of any rendered element, or external cladding, altered from that originally approved unless agreed in writing; or
(vi) erect any wall, fence or other means of enclosure on any part of the curtilage forward of the principal elevation of the dwelling or any side elevation facing onto a highway.

Relevant Planning Policies and Guidance
National Planning Policy Framework (HCLG 2021)
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)

Expiry Date - 14/09/2023

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area, including those in new build housing estates where previously imposed restrictions are in place. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed extension would only be visible via a small section of the public realm by virtue of its siting to the centre of the rear of the property; it would be nearly entirely screened by the adjacent large buildings which contain the garages. In view of the matching materials proposed and the sympathetic pitched-roof form, scale, and proportions of the proposed extension, it would not be materially harmful to the character of the property nor the surrounding area. Whilst extensions/ alterations are fairly uncommon in the surrounding area owing to the housing estates recent construction, there are some examples, namely to the south along Gladiolus Grove (No's 3 and 17) and to the east at No. 29 Geranium Drive. A precedent for this nature of development has clearly been set for the area and, on the proposals own merits, it is found to be acceptable on visual amenity grounds. The applicant would continue to enjoy a reasonably sized garden.

Residential Amenity

As previously identified, the application property is spaced a good distance from neighbours and the front of the rear garden where the extension is proposed is confined by the solid side walls of the respective garage buildings. Owing to the positioning and size of the garage buildings, which are some 1.3m taller than the proposed extensions ridge height, the adjacent neighbours to the south and north would be completely screened from the extension. Thus, there would be no adverse impact on their residential amenities. The extension would project 3.5m which is considered modest in view of the context of the dwelling and surrounding area. The extension would be visible from the rear windows of No. 8 Gladiolus Grove, whose rear garden backs onto the application property. This outlook would not result in material harm for this neighbour and no unneighbourly overlooking would occur owing to the sufficient separation distance by virtue of the respective reasonably deep rear gardens of the properties and the tall fence at the common boundary.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials

Expiry Date - 14/09/2023

Informatives:-

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: 12.09.2023

Authorised by: Jo Morin Date: 12.09.2023