Expiry Date - 17/06/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0560/25 Recommendation – APPROVE

Site: 68 Ophir Road Worthing West Sussex BN11 2ST

Proposal: Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.3m from rear wall of the original dwelling, maximum height 2.7m and height of eaves of the extension 2.7m

Date of site visit: 03/06/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is an end-of terrace property at the end of the close. The site has a front and rear garden, beyond the garden to the rear there is an access pathway that runs around the site. Lots of properties along the road have extended their properties to the rear.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal
The application relates to a single storey rear extension which is proposed to be 3.3m in depth with a maximum roof height of 2.7m.

Relevant Planning History:
AWDM/0973/24 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.00m from rear wall of the original dwelling, maximum height 2.70m and height of eaves of the extension 2.70m. Refused 06/09/2024

Consultations:
None required

Representations:
One neighbour representation from No.70 Ophir Road who raise the following comments:
Thank you for your letter of 6th May regarding the above notification. This is the second application for an extension in the last year, previous one AWDM/0973/24 of 30/07/24 which was refused by yourselves. Again as per the last notification it says on the application form's declaration "as described in the accompanying plans/drawings and additional information". I cannot see

any plans, drawings or additional information on the website, which makes it hard for us to comment constructively on the proposal.

The last application AWDM/0973/24 was refused by yourselves as it was contrary to the National Planning Policy Framework, policy DM5 as it would have an impact resulting in an unacceptable loss of outlook and reduction in light to our rear habitable room and garden area. The new proposed extension is only 70cms smaller than the last refused extension. I feel this would make no difference to the unacceptable loss of light or outlook.

The site location / block plan on your website is not accurate, and does not show our alleyway which runs along the western and northerly boundaries of the rear garden of no.68 Ophir Road. Please see documentation we provided for the previous application to clarify the land allocation.

We believe that due to the size and scale of the proposed extension and the lack of specific details as to its method of construction, materials etc this particular application would benefit from a site visit from a planning officer, and that for the reasons stated above, and as the application is fundamentally the same as the previous application it is in our contention that it should be similarly refused on the same grounds.

Response to Representation:
In response to the lack of plans, a location plan was provided and size details in the application as required for this type of application. It is noted that the application does not have specific details relating to the method of construction. However, due to the nature of the application these details are not required. The materials for the development would be required to match the external materials of the existing house in accordance with permitted development conditions.

A site visit has been conducted to assess the proposal and due to the nature of the application it is not considered that the omission of the access to the rear is required for the land allocation in this instance.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5,
National Planning Policy Framework (2023)
National Planning Practice Guidance

Planning Assessment

Principle
The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015

Consideration
Schedule 2, Part 1, Class A, A.4 (7) requires that “where any owner or occupier of any adjoining premises objects to the proposed development, the

prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises". An objection was received therefore an assessment of amenity impacts has been made.

The key consideration is the effects on the residential amenities of the adjoining residential property No.70 Ophir Road, to the south. There is currently no extension to No. 70 Ophir Road and therefore it is necessary to consider the depth and height with regards the effects on No.70. The proposal would be 3.3m deep and the overall height would be 2.7m. In relation to the rear facing habitable room windows and externally in the garden, it is considered that there would be an element of overbearing on the rear patio and rear living area of that dwelling.

However, it is noted that permitted development would allow for a 3m deep extension with eaves height of 3 metres and maximum height of 4metres. The proposal which would be 30cm deeper but also have an eaves height of 30cm lower than permitted development allows. Therefore, when considering what could be constructed under permitted development the proposal would not create further tunnelling affect or sense of enclosure on the residential amenity space. With the location of the extension to the north of the neighbouring property it is not considered to cause any overshadowing.

The reduction in depth of the proposal from the previously refused application and the height of the eaves are considered to overcome the previous reason for refusal and the extension is therefore not considered to have a detrimental impact on the neighbour's amenity.

Due to the location of the proposal, it is not considered to have any impact on the neighbouring property to the northeast, No. 66. This is due to the existing arrangement of the property and location.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. The development must be carried out in accordance with the details hereby approved and all other conditions as set out in Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015

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

Case Officer: Finlay Gardner Date: 23/06/2025

Authorised by: Louise Prew Date: