Expiry Date – 07/05/2024 EoT 07/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0310/24 **Recommendation – APPROVE**

Site: **Flat 2 30 Warwick Road Worthing West Sussex**

Proposal: **Re-submission of previously approved application AWDM/1648/18 for single storey rear extension with new folding sliding doors & glazed handrail on first floor to create a juliet balcony & replacement window at first floor on the north elevation.**

Date of site visit: 23/11/18 (AH)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Warwick Road and comprises a two-storey, mid-terrace property with converted roof space and dormers. The property is occupied as four flats and this application relates to Flat 2, a one-bedroom maisonette located on the ground and first floors at the rear of the property. Access to the flat is via the front door. This flat has sole access and use of the rear garden. The building has brick elevations to the front and render to the rear, with various uPVC windows at the rear of the building. The rear backs on to an alleyway between the rear gardens of Warwick Road and York Road.

The property is located within the Steyne Gardens Conservation Area and is identified as a Local Interest Building. There are no protected trees on site.

Proposal

The application proposes a single storey extension to the side/rear at ground floor, the installation of French doors, a Juliet balcony at first floor and a replacement landing/wardrobe window.

The extension would be finished in render to match the rear of the building and slate tiles. There would be new powder coated aluminium bi-fold doors to the rear elevation. There would be a small storage shed adjacent to the east wall of the extension.

To the first floor rear elevation of the outrigger the existing window would be replaced with French doors and a Juliet balcony. The doors would be white uPVC and the handrail, stainless steel and glass.

A small first floor window to the north elevation serving the stairwell would be replaced with a similar window in uPVC serving the wardrobe.

Relevant Planning History:

AWDM/1648/18: Single-storey rear extension with bi-fold doors to north elevation; French doors with Juliet balcony to first-floor bedroom on west elevation; and replacement first-floor window to north elevation. Permitted 21/12/2018

AWDM/1875/15 - Replacement rear windows from white timber to white UPVc – Approved

AWDM/1794/15 - Application for Certificate of Lawfulness for existing use as 4 no. self-contained residential units – Approved

Consultations:

CAAC – No objection to the previous application

Representations:

None received

Relevant Planning Policies

Worthing Local Plan (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Steyne Gardens Conservation Area Appraisal

Background
The development is the same as previously approved under application ref AWDM/1648/18. The following is largely the assessment under that application. It is not considered that there has been a change in policy or circumstances which would warrant a different assessment of this proposal.

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 Conservation Area and the visual and residential amenities of the locality.

Visual Amenity and Conservation Area

The property is located within the Steyne Gardens Conservation Area and is a Local Interest Building recognised for its architectural or historic merit. Works to properties in the Conservation Area should preserve or enhance the character and appearance of the area and any special features of a Local Interest Building should be protected.

The proposed works are to the rear of the property and are not visible from the surrounding Conservation Area. Access to the rear is via an alleyway however, this alleyway serves only the rear of the properties of York Road and Warwick Road. The views available from this alleyway are very limited as they are obscured by the high boundary walls and fences to the rear. The proposed extension and Juliet balcony would therefore not be visible from the public realm and would have no adverse impact on the character and visual amenities of the street scene or conservation area.

The extension is small in scale and would be subsidiary to the existing building. The materials proposed including uPVC windows and doors would match those used in the existing building at the rear and would have no adverse impact on the appearance of the property.

There are many examples of similar extensions, alterations and additions to the rear of this terrace and the proposed works would not appear out of keeping with general development in the area.

There would be no adverse impact on the visual amenities of the locality and the special interest of the building and conservation area would be preserved.

Residential Amenity

The most affected properties are the occupants of Flat 1 and 3 of No.30 and the adjoining properties No.31 to the south and No.29 to the north.

The kitchen window to Flat 1 faces on to the east elevation of the proposed extension and is about 3.5m away. The raised floor level of Flat 1 in relation to the proposed extension would ensure that the 25 degree line is not breached. Adequate outlook is retained given the separation distance and modest scale of the extension and privacy is unaffected.

Flat 3 to the first floor of the application building would have views out across the proposed extension but would be unaffected by these works.

The small window to the north side would replace a window in the same position and would not result in any overlooking or loss of privacy.

There is a lean to extension to the south side wall of No.29 which extends up to the boundary. There are no windows proposed to the side of the extension and there would be no overlooking or loss of privacy to this neighbour. The extension would maintain a gap of 0.5m to the side boundary and at single storey with hipped roof, it would not appear oppressive or overbearing.

No.31 adjoins the application property to the south and would be unaffected by the proposed extension. The inward opening Juliet balcony proposed to the rear elevation of the outrigger would replace a large existing window in the same position. Although there may be a small increase in the potential for overlooking from a Juliet balcony in comparison to the existing window this is not considered to have any significant additional impact on the adjoining occupiers. None of the garden areas to the rear of these properties are private due to the small size of the gardens and the large proportion of flat conversions in the terrace.

There would be no adverse impact on the residential amenities of neighbours resulting from this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No windows to north or east side walls

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: Louise Prew Date: 04/10/2024

Authorised by: Stephen Cantwell Date: 04/10/2024