Expiry Date - 28/03/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0097/25 **Recommendation – APPROVE**

Site: **58 The Plantation Worthing West Sussex BN13 2AE**

Proposal: **Erection of single storey rear extension.**

Date of site visit: 19/02/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of The Plantation within a residential area of Worthing. The property comprises a semi-detached bungalow with brick and render elevations and a hipped roof with projecting gable to the front. There is a good size garden to the rear enclosed by a fence and hedging. The property is set back from the road behind a low wall and hedge and driveway.

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

Proposal

Planning permission is sought for a single storey rear extension measuring approximately 3m deep x 8.355m wide with a flat roof of 2.9m high with roof lights above. The extension would be finished in render with French doors and sliding doors to the rear and a window to the west side elevation. The extension would extend the kitchen and bedroom to the rear of the property.

The existing side doors to the west side of the property would be blocked up.

Relevant Planning History: None relevant

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)

Expiry Date - 28/03/2025

National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

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 visual and residential amenities of the locality.

Visual Amenity

The proposed extension is to the rear of the building and would only be visible in very limited views from the road due to the narrow spacing of the application property in relation to No.60 to the west. The proposed extension would line through with the existing side wall of the bungalow and be finished in the same materials to reflect the character of the existing building. The flat roof form would extend above the eaves to the rear to achieve the required insulation however due to the limited views available of the rear, this would not have an adverse impact on its surroundings.

The proposal is subsidiary in form and scale to the existing building and would not result in harm to the character of the property.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.56 and 60 The Plantation.

No.56 is the adjoining bungalow to the east side and has a rear gable extension of similar depth. There is a high fence to the boundary. The proposed extension is set in away from the boundary and no openings are proposed to the east side. An extension of this size and in this position would not appear overbearing or oppressive to the neighbour or result in any overshadowing or loss of light to the neighbour’s house or garden.

No.60 is located to the west side and extends further back to the rear than the proposed extension. There is a high fence to the boundary. The proposed extension would be set in away from the boundary and would not appear overbearing or oppressive to these neighbours. There are no openings to the side of the neighbour’s extension that would be affected by the proposal. Two doors would be removed from the west side elevation and a new window installed. This window would look on to the boundary fence and would not result on overlooking or loss of privacy.

There would be no adverse impact on the residential amenities of adjacent occupiers as a result of this application.

Expiry Date - 28/03/2025

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings to side elevations 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: 07/03/25

Authorised by: Jo Morin Date: 11.03.2025