Expiry Date - 02/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0803/23 Recommendation – APPROVE

Site: 35 Pevensey Road Worthing West Sussex BN11 5NS

Proposal: Proposed single storey side and rear extension.

Date of site visit: 23.06.2023 and photo supplied by Agent.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to an attractive detached 2-storey 'Arts and Crafts' style house fronting the south side of Pevensey Road. Character features include a decorative front-projecting gable with mock 'Tudor' timber boarding, a gabled front porch with similar mock 'Tudor' detailing and 'herring bone' patterned brickwork piers, arched window heads to the ground-floor and a decorative chimney stack. There is a pitched-roof garage and store to the east side.

Adjoining to the west is a detached house of a similar age but not so attractively detailed.

To the east the property adjoins the rear gardens of houses fronting Dover Road.

The property is not listed, or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought to remove a rear sun-room and part brick/part glazed single-storey lean-to addition on the east side with an L-shaped side/rear extension. The side element will be the same width as the existing lean-to but set back nominally from the front elevation. It will wrap around the south-east corner of the dwelling, attached to the existing garage, and project between 2m to 2.8m from the rear wall. The extension will have a hipped and pitched roof 3.8m high where it attaches to the walls of the existing house. The walls will be finished in brick with a tiled roof.

An existing apple tree is shown to be removed.

Relevant Planning History: None.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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 side extension would be visible from the street, having largely the same footprint as the existing lean-to structure. Its scale, form and massing would be subservient to the host dwelling and the use of matching materials will also help it assimilate with its appearance.

The rear extension would not be deeper overall than the existing sun room, but will involve removing an existing fruit tree growing close to the garage. The top of the tree is visible from Pevensey Road and contributes to the verdant character of the rear garden but is not of a species, or of sufficient prominence in the street scene, to warrant making a TPO.

Residential Amenity

The most affected properties are those on either side east/west.

The west side of the rear extension would not be sited any closer to the western site boundary than the existing sunroom (5.9m). A small window is shown in the west side wall but would not give rise to an unacceptable degree of overlooking.

To the east the site adjoins 19/21 Dover Road, a detached 2-storey dwelling divided into 2no flats located on the corner. No.17 is a similar detached house to the south of it.

The existing detached garage/store building is sited alongside the common boundary with these properties in Dover Road. The proposed extension would be marginally than the ridge of the existing garage/store building. As the latter will lie in-between the proposed extension and the respective boundaries with the affected properties there will be no adverse impact in terms of loss of light, privacy or overbearing effect.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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:	Jo Morin	Date: 10.07.2023
Authorised by:	Gary Peck	Date: 10 July 2023