Expiry Date - 25/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0125/24 Recommendation – APPROVE

Site: 19 Cortis Avenue Worthing West Sussex BN14 7BQ

Proposal: Addition of front/side extension, pitched roof porch and amendments to fenestration.

Date of site visit: 22/03/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is a semi-detached property to the west of Cortis Avenue. The section of Cortis Avenue that the application site is within is a small close off the main road. The close has a small section of parking with houses all around. There is a mix in the character of the properties with some being rendered and some brick. The application site is rendered and provides the side elevation that face the main Cortis Avenue despite not being the principle elevation for the house. The corner plot of the site creates an unusual shaped plot which the dwelling sits comfortably within.

Proposal
The application relates to a side/front extension that would alter the roof of the host dwelling. To cat slide at less of an angle. There is also proposed to be a front porch that would have a pitched roof. Further windows are also proposed in the eastern elevation.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies

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

Due to the location of the proposed development and the location of the application site the development will be highly visible from within the locality. The corner plot means that both the side extension and the front porch will face the public highway. As such the proposed extension will be highly visible in the streetscene. However, it is subsidiary in scale and proportions to the host dwelling, and will be carried out in matching materials.

In addition, the slight set-back of the side element from the main front elevation will help it appear subsidiary in visual terms. Therefore it is considered not to have any harmful impact on the appearance of the property or the character of the area.

Residential Amenity

In this instance there is not considered to be any unacceptable overbearing or overshadowing that would be achieved from the development. This is due to the unique location which allows the extension to not impact the residential amenity of any neighbouring properties. The other of the pair of properties, is located on the far side of the dwelling, which limits any impact from the side extension. The front porch will be located on the northern elevation which mitigates the impact of overshadowing. There is also a canopy in the same location which will be increased in size slightly but not to an extent that would be demonstrable to the application.

The addition of a window to the extension on the front will provide views to the front which can already be achieved from within the public realm, the same applies for the new window and increased size of the existing window on the side elevation.

As such it is not considered that the proposed extension or front porch would result in a demonstrable impact on the neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

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

Informative

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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? Y

Case Officer: Finlay Gardner Date: 26/03/2024

Authorised by: Gary Peck Date: 26 March 2024