Expiry Date - 14/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0458/24 Recommendation – APPROVE

Site: 10 St Andrews Road Worthing West Sussex BN13 1HN

Proposal: Single storey rear extension with roof lantern.

Date of site visit: 29/05/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the easterly side of St Andrews Road within a residential area. The property is a two-storey semi-detached house comprising a mix of facing brickwork, white painted wet dash render, and tile hung elevations, a concrete tiled gable roof with additional front gable to the double canted bay window, and white UPVC openings.

The property is set back from the public realm a moderate distance behind a wide vehicle access and narrow section of brick wall. The front garden comprises a block paving driveway which allows for parking provision for a maximum of 2 vehicles, along with trees and shrubberies to the adjacent shared boundaries. A narrow passage to the side (south) of the house and adjacent the neighbouring house No. 8 St Andrews Road leads to an access gate for entry into the rear garden space of the property. The rear garden space is of a moderate size and extends relatively deep. The rear garden comprises predominantly grass with a shed to the rear and mature trees and shrubberies which border the tall shared boundary fence with the adjacent neighbour No. 8. To the northerly side, a tall boundary fence separates the property from the attached neighbour No. 12 St Andrews Road. No. 12 appears to have been constructed as a mirrored copy of the application property and alike with the application property has achieved development in the form of a rear dormer and front roof light along with a rear conservatory which projects adjacent the shared boundary. Whilst the conservatories are similar in appearance, No. 8's is of a comparatively heavier form and scale with a solid brick wall along the shared boundary and a marginally deeper projection. Both properties also exhibit a modest sized rear projection to the opposite side of their respective rear elevations.

Proposal:

Permission is sought for the replacement of the existing conservatory and other rear projection with a single-storey rear extension to create an enlarged kitchen, utility room, and WC. The extension would comprise render

elevations to match the existing house, a grey GRP flat roof, and white UPVC doors and windows.

The extension would project 5m in depth, span nearly the entire width of the house leaving a gap of approximately 0.3m to the boundary with the attached neighbour, and have a height of 3.1m (3.5m to roof lantern level). Rear doors to serve the newly formed kitchen and utility are proposed along with a rear window. 1No. new window is proposed to the existing side (south) elevation of the house to serve the newly formed WC. There would be a void in the footprint of the extension to the south side with a roof covering to ensure the existing manhole cover to the below underground services remains exposed and unaffected by the proposal.

Relevant Planning History:

Application approved at the application property for Certificate of Lawful Development for proposed alterations and extensions to roof including a gable end to side and dormer to rear under 09/0171/CLP, decision issued 23 Apr 2009.

Application approved at No. 2 St Andrews Road for demolition of existing conservatory, rear extension and rear projection and construction of single-storey rear extension under AWDM/1278/16, decision issued 30 Sep 2016. There is no indication of the exact depth of this extension but it appears to be in excess of 5m.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 would not have an adverse impact on the street scene owing to its siting to the rear of the property and set a good distance

back behind the tightly grained buildings, such is the nature of properties along this section of St Andrews Road.

Although utilitarian in its appearance, the extension would be subservient to and would respect the layout of the existing house. Other properties in the local area have achieved rear extensions similar to what is being proposed here, namely No. 2 St Andrews Road nearby to the south. The proposal is not anticipated to result in overdevelopment at the property and a good size garden would be retained.

The proposal would not harmfully detract from the appearance of the existing house or the prevailing character of the area and would not result in a materially harmful impact on visual amenity.

Residential Amenity

The most affected neighbour's would be those adjacent to the north (No. 12) and south (No. 8).

Although the proposed extension would be of a generous scale in this setting and a depth of 5m exceeds that which is advised in the Council's 'extending or altering your home' SPG, having treated this application on its individual merits, that is the context of the site and relationship with the adjacent neighbours, the proposed extension is not anticipated to result in a materially overbearing or overshadowing effect; No. 12 exhibits a conservatory with a solid brick built southerly wall and appears to extend at a similar depth to the proposed extension. In addition to this, the extension would only be a mere approximately 0.7m greater in depth than the application property's own existing conservatory. Whilst the extension would be of a comparatively heavier massing and increased scale, this is not considered to be to the detriment of No. 12 owing to this context.

No. 8 is situated to the south, is sufficiently spaced, and benefits from a tall hedge row/ shrubberies above the tall shared boundary fence which provides effective screening from the proposal. Further, the only affected window at No. 8 would be to the ground-floor side (north) elevation which appears to serve a non-habitable room; the only opening to No. 8's ground-floor rear elevation (lounge/ dining room doors) is to the opposite side of the house and is therefore considered to be spaced a sufficient distance to overcome material harm.

The only openings proposed to the extension would face into the applicant own deep garden, thus, no overlooking would occur. The proposed side (south) window to the existing house would serve a WC so would likely be glazed with obscure glass. The continued use of obscured glazing to this window can be secured by a condition of planning permission.

In view of the above, the resulting harm of the proposal on the adjacent neighbours is not anticipated to be to an unacceptable degree.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Windows Side Elevations Extension
5. Obscure Glazed Window to Existing Side (South)

Informatives:-

1. 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:	Jason Albon	Date: 12.06.2024
Authorised by:	Jo Morin	Date: 13.06.2024