Expiry Date - 13/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1732/23 Recommendation – APPROVE

Site: 28 Goodwood Road Worthing West Sussex BN13 2RU

Proposal: Proposed single storey rear extension

Date of site visit: 22/01/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the northerly side of Goodwood Road towards the rear of the cul-de-sac and within a residential area. The property is a detached bungalow with rooms in the roof subsequent to a roof extension including front and side roof lights and a front and rear dormer. The property comprises facing brickwork elevations, a plain tiled clipped-gable roof with subsidiary forward projecting hipped roof elements along with a flat roofed garage, and white and black UPVC windows. The building line of properties along Goodwood Road is varied, particularly to the rear of the cul-de-sac where properties are plotted at irregular shapes and angles as the highways land takes a circular form. The situation of the application property is that it is set back a greater distance to the street scene than the adjacent property No. 26 Goodwood Road to the east but at a lesser distance to the adjacent property No. 30 Goodwood Road to the west. The front garden of the application property is therefore comparatively deeper to most others along Goodwood Road, of which comprises a hardstanding along with a small grass area. The rear garden space of the property is of a similar size and inverted shape to the front garden and comprises predominantly grass with some hard surface and furniture/ equipment typical of a domestic garden. Projecting from the easterly side of the rear elevation is an unusual flat roof feature which forms part of the kitchen space and steps down in height along the eastern elevation to provide a store and W/C. A verandah structure extends alongside this smaller extension.

No. 26 has a corresponding orientation with the application property where-as No. 30 is at an oblique angle. The relationship between the application property and No. 26 is such that the side (east) elevation of the application property extends beginning from the rear elevation of No. 26 and alongside the rear garden space of this property, which has an enclosing effect. This neighbour is separated by a moderate size fence with trellis above.

The application property reflects the character of the area of which comprises detached bungalows of a moderate plot and building size, many of which

have achieved roof extensions. Properties vary in terms of their footprint, scale, design, building line, orientation, and spacing between adjacent properties.

Proposal:

Permission is sought to replace the existing projection to the easterly side of the rear elevation with a single-storey rear extension. The extension would comprise smooth white render elevations, a plain tiled crown roof with 2No. roof lights to flat roof behind, along with black UPVC doors and windows.

The existing projection measures at maximum approximately 4.4m deep, 4.2m wide, and 2.95m high. By contrast the proposed extension would measure approximately 5.2m deep, 7.17m wide, and 3.5m to maximum roof height (3.7m to roof light level), shallowing to 2.5m at eaves level. French doors are proposed to the side (west) elevation and rear elevation (with side lights). Alterations to the existing fenestration to the side (east) elevation are proposed.

Relevant Planning History:

Planning permission granted at the application property for proposed hip to half-hipped roof extensions with weatherboard cladding to gable walls, pitched roof over existing front dormer, rear dormer, new front porch under AWDM/1321/20, decision issued 02 Oct 2020.

Planning permission granted at the neighbouring property to the west No. 30 for single storey rear extension to north-west elevation under AWDM/1126/17, decision issued 31 Aug 2017.

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 proposal would not be visible to the street scene by virtue of its siting to the rear of the property. In any event, the property is set back a good distance from the street scene and the extension is considered to be of sympathetic proportions and a design which respects the character of the existing dwelling more so than the rear projection that currently exists in this position. The eaves of the extension's crown roof would sit flush at the same level as the existing roof. The adjacent neighbour No. 30 appears to have achieved a single-storey rear extension of a similar scale to what is proposed here; the site lends itself well to the proposed development given the context of these properties. The extension would not result in an adverse impact on the street scene or prevailing character of the area.

Residential Amenity

The proposed extension would project a further approximately 0.8m than what exists alongside the shared boundary with No. 26 to the east. The increase in depth coupled with the increase in height and mass of the extension would exacerbate the enclosing situation of this neighbour's rear garden space. Notwithstanding, this is not anticipated to result in a material overbearing or overshadowing effect in view that the rear windows which serve habitable rooms of No. 26 would not be significantly unaffected and this enclosing situation already exists owing to the layout and plot configuration of the two properties.

Following discussions with the agent it was agreed to omit the originally proposed side (east) facing window to the extension in view that it would result in a cumulative overlooking impact into No. 26's rear garden which is deemed unacceptable. The proposed alterations to the fenestration to the existing dwelling are considered acceptable in view that they are already established and will serve the same room. In light of this amendment, no material loss of privacy for neighbours is anticipated.

No. 30 and the properties opposite the site to the south of Copthorne Hill would not be affected by the proposal owing to the separation distance, good size boundary fences, and the oblique angle of the property in relation to these properties.

The proposal is considered acceptable on residential amenity grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

4. No Openings Side (East) Elevation

Informatives:-

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 12.02.2024
Authorised by:	Louise Prew	Date: 13/02/2024