Development Control – Delegated Officer Report

Application Number: AWDM/0750/24 Recommendation: Approve

Site: 16 Slindon Road, Worthing

Proposal: Ground floor rear extension

Site visit: 30.07.2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a mid-terrace two storey house located on the south side of Slindon Road. It has a conservatory added to its rear elevation. There is a separate brick outbuilding at the rear adjoining and mirroring that of No.18 to the east. This is a predominately residential area comprising of similar dwellings in the immediate vicinity of the site.

Permission is sought for the construction of a single storey rear extension following removal of the existing conservatory and outbuilding. The extension would be to the full width of the house approximately and measure 3.5 metres in depth with a roof overhang extending to 4.2 metres overall on its rear elevation. It would have a lean-to roof up to 3.6 metres in height and with an eaves level of 2.5 metres to the rear elevation. Matching brickwork and roof tiles are proposed.

Relevant Planning History:
None relevant

Consultations:
None

Representations:
None received.

Relevant Planning Policies
Worthing Local Plan 2020-2036: 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

The extension would be to the rear of the house where it would not be readily visible in the street scene. Its scale and design would appear reasonable and would not cause any significant harm to visual amenity. Subject to the use of matching materials design and impact on visual amenity is considered acceptable.

Residential Amenity

The main impact as a result of the proposed extension would be to the occupiers of the adjoining dwellings to each side, at No.18 and No.14 to the east and west respectively. Dwellings to the rear are sufficiently remote to avoid any significant impact given the scale of works proposed.

To the east side, No.18 has retained the original outbuilding sited closely to the rear wall of the house and has not otherwise been extended but has a pergola structure positioned towards its east side of the rear wall. The rear wall contains an obscure glazed door sited most closely to the common boundary which appears to serve the kitchen, and with glazed patio doors further to the east. The proposed extension would infill the gap between the neighbours existing outbuilding, extending closely to the boundary and with the rear roof overhang element extending further beyond the rear of the outbuilding. Given the relationship with No.18 including the existing enclosure caused by the outbuilding, and the size and separation from the main glazed doors serving the habitable room, the proposed extension would not cause any significant impact to the amenities of occupiers of No.18.

To the west side, No.14 has a rear lean-to addition towards its western side which contains a side (east) and rear window serving the kitchen area and has a retractable canopy covering over a pair of French doors between this and the common boundary with No.16. The rear room appears to be an open-plan layout forming a kitchen/dining/living space across the rear. The proposed extension would be set in from the boundary but nevertheless sited closely and would create enclosure on this side with the outlook from the neighbours rear dining room doors most affected and would form a recess between the neighbours own rear lean-to and the proposed extension. The Council's SPG advises that single storey rear extensions on terraced properties should not exceed 3metres in depth. It is considered that as the properties are south-facing the shadow caused will move off the rear of this property in the afternoon and the proposed lean-to roof design with low eaves at the southern extremity will be less overbearing than a flat roofed extension at the same depth would be. It is considered that the proposed extension would not pose any significant threat to the amenities of occupiers of No.14.

A condition is recommended to prevent any windows being installed in either of the side walls in the interests of protecting privacy.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No further windows (east and west elevations)

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: Rebekah Hincke Date: 07.08.2024

Authorised by: Louise Prew Date: 12/08/2024