Expiry Date - 12/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0763/24 Recommendation – APPROVE

Site: 16 Woodside Road Worthing West Sussex BN14 7HQ

Proposal: Single storey infill extension

Date of site visit: 12/08/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to an end-of terrace property on the eastern side of Woodside Road. Each of the properties are paired semi detached properties with gardens to the rear and gardens to the rear. The properties in the pairs have rear protrusions that create a courtyard area to both properties. In this case the neighbour has an extension and the application site has an existing small conservatory. The application site has an existing rear extension which provides an infill from the original shape.

A number of the properties along the road have converted the front gardens to provide off street parking. There is also on street parking available.

Proposal

The proposed development related to a single storey extension to the rear of the application site. It is proposed to fill the infill to the side boundary. There are no openings within the side elevation. The existing extension which infills the protrusion to the rear will be demolished and extended. Extensions of this type are characteristic of the area.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies

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

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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 extension there would not be any views available from within the public realm. This is due to the restricted access and the infill nature of the proposal.

With a number of other properties having similar extensions within the wider locality it is not considered that the extension would be out of character with the wider area. Due to the single-storey scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

A condition requiring materials to match the existing building will be included to ensure the extension complements the existing building.

Residential Amenity

The neighbouring property to the south (No.14) would potentially be most affected by the proposed development with the introduction of an extension on their shared boundary. Due to the location the property to the north is not considered to be impacted by the proposal.

Due to the neighbour having their own larger single storey rear extension to the rear of the site creating a tunnelling effect on the application site the extension is considered to maximise the use of the site. The extension is proposed to be smaller than the neighbours and will not overshadow the amenity space nor will it have an overbearing impact.

Due to the single storey height of the proposed development and the omission of windows within the side elevation of the extension there is not considered to be any overlooking as a result of the proposal. The doors to the rear face the applicant’s garden. As such there is not considered to be any overlooking achieved from the proposal.

As such it is not considered that the proposed extension 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
4. No additional windows in the side walls of the extension

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: Finlay Gardner Date: 12/08/2024

Authorised by: Louise Prew Date: