Expiry Date - 04/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1156/24 Recommendation – APPROVE

Site: Pilgrims 34 The Heights Worthing West Sussex

Proposal: Single storey rear extension following removal of existing conservatory; New rooflight windows to front and side elevations; Alterations to existing fenestration, and installation of new first floor window to rear elevation.

Site Visit: 06/11/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application relates to a detached property on the southern side of the roundabout at the end of The Heights. The property is large and located within a large plot. The property has undergone a large number of alterations, including the introduction of a conservatory to the south (rear) of the property. The boundaries of the property consist of a large number of trees and bushes that are semi mature in nature.

All of the properties within the direct locality are large and comfortably located within their plots.

Proposal
The proposed development relates to a single storey rear extension and demolition of existing rear conservatory. The extension is proposed to have a footprint similar to the existing but changing from a conservatory to an orangery. Within the roof of the extension will host two roof lights. The walls will have a large level of glazing, with by folding doors to the south and the west.

There is also proposed to be a rooflight introduced on the northern elevation within the roof. A further rooflight will be introduced on the eastern elevation as well. The only other part of this application is the introduction of a large window within the pitch of the existing extension to the south of the site.

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
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
With the property being set back from the frontage the introduction of a rooflight on the already altered property would not result in a change in the character. The addition of a roof light in the side elevation is also not considered to significantly impact the street scene or wider character.

Due to the location of the extension at the rear of the site there are not going to be views available from within the public realm. The only views that would be available of the extension would be from within the site screened by the existing boundary treatment from the neighbouring properties, as such the extension would not dominate the street scene. Therefore, it is considered not to have an adverse visual impact on the character of the area or streetscene. Materials will be conditioned to match to ensure the extension complements the existing building.

The introduction of a first floor window to the rear of the site is not considered to result in an impact that would be visible from the street scene, as such it is considered in acceptable in the visual amenity.

Residential Amenity
The property due to the scale of the garden has significant separation distance to the boundaries and the screening on those boundaries it is not considered that the orangery would overshadow or overbear the neighbouring properties.

Due to the single storey nature of the proposal, there is not considered to be any overlooking would be achieved from the introduction of the extension to the rear. Furthermore, due to the existing arrangement with the conservatory to the rear there any views which would be obtained already exist.

The rooflights to the front and side of the site are also not considered to result in a level of overlooking that would have a demonstrable impact on the neighbours of the site. One of the roof lights will face the street scene and the other located on the eastern elevation which will face the access to the neighbouring property. As such this is not considered to result in an unacceptable level of overlooking.

The introduction of a window to the first floor on the rear of the property will provide views over the grounds of the site. As such it is not considered to result in overlooking of the neighbouring properties. With the size of the plot the distance between the widow and the neighbours is considered to be sufficient to mitigate any overlooking.

As such it is not considered that the proposed extension or other amendments 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

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: 08/11/2024

Authorised by: Louise Prew Date: 08/11/2024