Expiry Date - 26/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0659/23 **Recommendation – APPROVE**

Site: **48 New Road Worthing West Sussex BN13 3JQ**

Proposal: **Proposed single storey rear extension and loft conversion with rear (North) facing dormer.**

Date of site visit: 19/07/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of New Road within a residential area of Worthing. The property comprises of a semi-detached bungalow with brick and rendered elevations and a tiled hipped roof. The property is set back from the road behind a low wall, front garden and driveway leading to the garage to the rear. There is a single storey extension and good size garden to the rear.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a single storey rear extension and loft conversion including hip to gable extension and rear dormer.

The majority of the existing rear extension would be removed and replaced with a deeper extension of 5.9m deep by 6.2m wide with a flat roof of 2.75m high. The extension would be set in slightly from the boundary and accommodate a kitchen/dining room with bi-fold doors to the rear and would be finished in brick to match the existing building.

The roof ridge would be extended to the west side to form a gable finished in tiles to match the existing roof. Two roof lights are proposed to the front elevation both serving bedrooms.

The proposed rear dormer would measure approximately 3.5m wide by 2.4m high and 3.3m deep with an obscure glazed window serving the shower room.

The application has been amended to remove the dormers originally proposed to the front of the building.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

One representation of support for the application:

I support this application for extension subject to a party wall agreement being in place.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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 hip to gable extension would be visible from the road but would reflect the design of other properties in the road which have a gabled roof form. The proposed gable would not appear out of keeping in the street scene or have a detrimental impact on visual amenity.

The rear dormer is small in scale and set in from the outside edge of the roof behind the existing rear hipped roof of the extension. The dormer is set down from ridge level, up from eaves and would not dominate the roofscape of the building.

These aspects of the development could be achieved under permitted development.

The proposed rear extension would not be visible from the road as it is set in from the existing rear extension. The proposal would be subsidiary in scale and form to the existing building and would be finished in materials to match.

The amendments to the application to remove the front dormers from the proposal have addressed the initial concerns with the development.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this proposal.

Residential Amenity

The most affected neighbours are those to the sides at No.46 and 50.

No.46 is the adjoining bungalow to the east side and has a single storey extension to the rear of the same depth as that proposed. There are no openings to the side of the neighbour's property that would be affected by the proposed extension. The proposal would not appear overbearing or oppressive to the neighbour or result in overshadowing.

No.50 is located to the west side, separated by the driveway, a high fence to the boundary and the applicant's garage adjacent to this boundary. The proposed extension would be screened by the applicant's garage and would have no adverse impact on these neighbours.

The hip to gable extension and rear dormer could be carried out under permitted development and would have no significant impact on neighbouring properties.

The properties to the rear are over 40m from the rear elevation of the application property and would not suffer any adverse impacts as a result of this proposal.

There would be no detrimental impact on the residential amenities of adjacent occupiers.

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 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: Amanda Haslett Date: 08/08/23

Authorised by: Date: