Expiry Date - 13/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0074/24 **Recommendation – APPROVE**

Site: **5 Poling Close Worthing West Sussex BN12 6BA**

Proposal: **Demolition of conservatory and construction of single storey rear extension.**

Date of site visit: 01/03/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot to the north and west of Poling Close within a residential area of Worthing. The property comprises a detached two storey house with brick and tile hung elevations and a porch and entrance to the east side. There is an existing two storey extension to the west side and a conservatory and large garden to the rear. No.4 and 5 are set forwards in their plots with No.6 and 7 set further back behind the rear elevation of the application building.

The property is not within a conservation area and is not a listed building. There is a protected tree to the north end of the rear garden.

Proposal

Planning permission is sought for demolition of the rear conservatory and the construction of a single storey rear extension.

The extension would measure approximately 3.7m deep x 8.77m wide with a flat roof of 3m high. The extension would be finished in bricks to match the existing building with bi-fold doors and windows to the rear, rooflights above and would form an open plan kitchen/dining/living room.

Relevant Planning History:

07/0917/FULL - Proposed conservatory to rear elevation – Approved

91/05653/FULL - first floor extension at side – Approved

Various tree works applications to TPO Silver Birch to rear garden.

Consultations:

None required

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Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): 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 application property is on the corner of Poling Close and positioned at the front of its plot so that the rear elevation is approximately 4m further forwards than the front elevation of the adjacent property to the east (No.6).

Views of the extension would be possible from the end of the Close but would be partly obscured by the existing brick boundary wall that encloses the rear garden. The extension would be set in 2.3m from this boundary wall and at single storey height would not appear overly dominant or intrusive in the street scene.

The proposed extension is subsidiary in scale and form to the existing building and would be finished in bricks to match.

There would be no significant harm to the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.3, 4 and 6.

The rear gardens of No.3 and 4 adjoin the side boundary of the application property to the west and are separated by a tall fence. There is also a block of three garages between No.4 and No.5. The proposed extension is in the same position as the conservatory that has been removed which extended further to the rear. There are two sheds adjacent to the boundary that would effectively screen the majority of views of the proposed extension from the rear gardens of No.3 and 4. A gap of 3.1m would be retained between the extension and the boundary. The extension would not appear overbearing or oppressive and would not result in any loss of light or overshadowing. No windows are proposed to the side and no overlooking would occur.

No.6 is located to the east side of the application site and set back in its plot. This property is separated by a high brick wall and the extension would be set in 2.3m from this boundary, extending back roughly in line with the front of No.6. The proposed single storey extension of this height and depth and in this position would not affect light or cause overshadowing to the windows of the neighbouring property and would not appear overbearing or oppressive. There are no windows proposed to the side and no overlooking would occur.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Trees

The protected Silver Birch tree is located at the north end of the rear garden and the proposed extension is outside of the root protection area and crown spread of this tree. There would be no adverse impact on the health of this tree as a result of the extension in this position.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to east side elevation of 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: Amanda Haslett Date: 01/03/24

Authorised by: Gary Peck Date: 1 March 2024