Expiry Date - 09/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1041/24 Recommendation – APPROVE

Site: 5 Bruce Avenue Worthing West Sussex BN11 5JN

Proposal: Single storey rear extension in place of existing conservatory together with rooms in roof with rear dormer.

Date of site visit: 23/09/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is located on the south side of Bruce Avenue within a residential area. The property is a mid-terraced two-storey house comprising facing brick elevations, a concrete tiled pitched roof, and white UPVC fenestration.

The terraced row to which the application property belongs comprises a total of 6No. single dwelling houses. The terraced row reflects the predominant character of property along this section of road and around the corner spanning southerly. The terraced row has a uniform appearance in terms of scale, proportion, alignment, plot size, and layout, set back a short distance from the public realm behind an open hardstanding the length of a standard vehicle. The rear gardens are relatively deep.

A modest sized conservatory comprised of white UPVC and clear glazing projects from the rear elevation of the application property abutting the shared boundary with No. 3 Bruce Avenue to the east and spaced a moderate distance to the other shared boundary with No. 7 Bruce Avenue to the west. The rear garden space comprises a small patio area adjoining the conservatory, a grass area with raised planting abutting the respective shared boundaries, and a shed located to the rear of the plot.

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

Proposal:

Permission is sought for the demolition of the existing conservatory which measures approximately 2.25m deep, 3.95m wide, and 2.45m at maximum height. This would be replaced with a single-storey extension comprising matching brickwork elevations, a flat roof covered with either high

performance felt or GRP in a grey colour, matching white UPVC openings, and 1no. roof light.

The extension would create an enlarged kitchen/ dining area and a W/C. The extension which has been amended would measure 3.5m deep, 4.15m wide, and 2.9m high at maximum. A rear window would be inserted to serve the newly formed W/C and sliding doors are proposed to the rear of the extension. A new patio area would be created fronting the extension and would be finished no higher than 300mm above ground level, which is achievable under permitted development rights.

The construction of a rear dormer would create a master bedroom with en-suite facility. The dormer would project approximately 3.65m, have a width of 5m, and height of 2.45m. The rear dormer would comprise tile hung elevations, a flat roof covered with either high performance felt or GRP in a grey colour, and 2No. white UPVC rear facing windows. Weight is attached to the fact that the dormer element of the proposal, given its size (approximately 22 cubic metres) and external appearance, is achievable under permitted development rights.

Relevant Planning History: None.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 and dormer would be removed from the visible point of the street scene owing to their situation to the rear of the terrace row. Many projections exist to the rear elevations of properties along this terrace row and other terraced rows within the wider locality with a similar context, albeit the projections vary in size, form and design. Rear dormers are also widely established, namely at the end-of-terrace property to the west No. 11 Bruce

Avenue. In any event, both additions would be subsidiary to the host dwelling and would respect its character by virtue of the matching materials proposed.

The proposal would not have an adverse impact on visual amenity.

Residential Amenity

The most affected neighbours would be those attached either side at No. 3 Bruce Avenue (east) and No. 7 Bruce Avenue (west).

Following discussions with the agent, it was agreed that the depth of the extension be reduced from 3.95m as originally proposed to 3.5m. Whilst this depth still exceeds what is advised within the Council's 'Supplementary Planning Guidance Extending or altering your home' in circumstances such as this, the extension is not anticipated to result in a materially overbearing or overshadowing impact on adjacent neighbours in view of the relatively deep (approximately 16.95m) and south facing rear gardens.

The extension would be set-in approximately 1.2m from the shared boundary with No. 3 to the east and would only marginally exceed the depth of this neighbours existing extension, which appears to be permitted development at 3m. Given this relationship, the extension would not adversely impact the residential amenities of this neighbour.

On the other hand, the extension would leave a mere approximately 0.15m gap to the shared boundary to the west with No .7 and this neighbour does not exhibit any rear projections, which would exacerbate the recess of this neighbours rear elevation owing to the existing conservatory alongside the shared boundary to the opposite side at No. 9 Bruce Avenue coupled with the narrow nature of these mid-terrace properties. The extension would present a degree of enclosing on this neighbour and would reduce the light received into their ground-floor rear openings, particularly the nearside doors which serve a habitable room (dining room). Notwithstanding, a 3.5m projection is not considered to be excessive given the south facing context and light admittance would only be affected in the morning time. Thus, the resulting harm is not anticipated to be so harmful to render the proposal unacceptable on these grounds. The proposed openings would face into the applicants own rear garden. No unneighbourly overlooking would occur.

The rear dormer would not pose a harmful impact on surrounding residential amenity given its relationship with surrounding neighbours and the deep rear garden.

The proposal is acceptable on residential amenity grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans

2. Standard Time Limit
3. Matching Materials
4. No Windows Side Elevations

Informatives:-

1. 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: Jason Albon Date: 09.10.2024

Authorised by: Jo Morin Date: 09.10.2024