Expiry Date - 07/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0755/23 Recommendation – APPROVE

Site: 109 Aldsworth Avenue Worthing West Sussex BN12 4UT

Proposal: Proposed single storey extension to west elevation.

Date of site visit: 03/07/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the west side of Aldsworth Avenue within a residential area of Goring Ward. The property is a link-detached bungalow with rooms in roof and comprises predominantly render elevations, a half-hip roof to front and steep hip roof to sides and rear, along with white UPVC windows. The application property benefits from a good sized plot size consisting of a block paving hardstanding to front and rear garden which comprises a patio to front, grass area, shrubberies to boundary fence, along with shed structures to the rear and side (south) of the plot. The property has an attached garage paired with the neighbours to the south No. 107 Aldsworth Avenue. The property also exhibits a conservatory to the southerly side of the rear elevation along with a side (north) lean-to labelled on the plans as a porch. No. 107 shares virtually an identical footprint and plot size to the application property where-as the footprint and plot size of the neighbour to the north No. 111 Aldsworth Avenue is moderately larger. Properties along Aldsworth Avenue are mostly detached/ link-detached and of a relatively generous size. The application property reflects the prevailing character of properties in the surrounding area.

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 a single-storey rear extension to the northerly side of the elevation. The extension would comprise matching render with brick skirt elevations and a felt flat roof.

The proposed extension would project approximately 3.6m, have a width of approximately 3.81m, and flat roof height of approximately 3m. The extension would have a white UPVC window to rear (west), and 1No. roof light.

Relevant Planning History:

None for the application property.

Planning permission granted at the neighbouring property to the north No. 111 for erection of porch, proposed side and rear ground floor extension, creation of two bedrooms in roof space at first floor with single rear (west) facing dormer, installation of skylight windows on north and south roof planes, and replacement of existing roof tiles. Revised proposals - WB/08/0767/FULL refers under 09/0657/FULL, decision issued 28 Sep 2009.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (HCLG 2021)
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 positioning of the extension to the rear of the house means that only the upper part would be visible from the public realm, namely the utilitarian flat which would be taller than the existing eaves level and the lean-to side porch. However, given that it would be set well back and viewed only from an oblique angle it is considered that the extension would not harmfully detract from the appearance of the existing dwelling or the character of the surrounding area.

The property will continue to enjoy a good sized garden. There are no visual amenity grounds to resist the proposal.

Residential Amenity

The proposed extension would project at the same depth as the existing conservatory but differ by way of its taller height and heavier massing. Notwithstanding, it would only marginally exceed the extent of the rear building line of the adjacent neighbour to this side No. 111 and would not result in any material overbearing or overshadowing effect owing to its modest depth, separation distance, and the tall boundary fence. The extension would

pose no impact to the neighbour to the south No. 107 by virtue of the separation distance and screening of the extension when viewed from this direction. There would be no loss of privacy for neighbours as the only opening proposed would face into the applicant own garden to the rear (west).

The proposal would not result in material harm to the residential amenities of surrounding neighbours.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials

Informatives:-

1. 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: Jason Albon Date: 07.08.2023

Authorised by: Jo Morin Date: 07.08.2023