Expiry Date - 05/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1133/23 Recommendation – APPROVE

Site: 22 Petworth Avenue Worthing West Sussex BN12 4QL

Proposal: Demolish existing conservatory and proposed lounge extension in its place. Proposed side extension to create larger kitchen and small garage/bike store, convert existing single garage to create utility room.

Date of site visit: 25/09/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located to the east side of Petworth Avenue within a residential area. The property is a detached two-storey household comprising a mix of facing brickwork and tile hung elevations to façade and facing brick to the remaining elevations, a hipped roof with front gable to the north of the façade, and anthracite grey UPVC openings. The property is of a fairly generous plot size, set back from the public realm a moderate distance behind a shallow brick wall with trellis panels above and brick piers to access. Hardstanding to the north side of the plot extends from the public realm alongside the north elevation of the house and leads to the property's pitched garage, which attaches the rear of the property and projects into the garden alongside the boundary with No. 24 Petworth Avenue. Also projecting from the rear of the property is a conservatory to the southerly side of the elevation and close to the boundary with No. 20 Petworth Avenue. The rear garden space comprises predominantly of grass with some trees and other forms of vegetation. The garden is of a generous size and extends relatively deep.

Properties along Petworth Avenue are detached two-storey households which benefit from a generous building and plot size. Properties reflect the prevailing local character of the area by way of their form, scale, massing, design and alignment.

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 replace the conservatory to the southerly side of the rear elevation to provide a larger lounge area, and a single-storey side extension and garage conversion to the

side (north) elevation to provide a larger kitchen area, utility to rear, and store to front. The extensions would comprise matching facing brickwork elevations, a flat roof with roof lights, and matching anthracite grey UPVC openings.

The rear extension would project approximately 3.4m, have a width of approximately 3.9m, and flat roof height of approximately 2.95m (3.15m to roof light level). A high horizontal window is proposed to the side (south), large windows to the rear (east), and double doors to the side (north). 1No. roof light is proposed.

The garage would retain its existing footprint but its pitched roof would be replaced with a flat roof. The side extension would project forward of the converted garage by approximately 9.25m and project from the side (north) of the house by approximately 2.7m, aligning with the north side of the existing garage. A store roller shutter is proposed to the front (west), a door and window to the side (south) of the garage and replacement window to the rear (east) of the garage. A parapet wall with tile crease (as agreed following discussions with the agent) is proposed to the front of the side extension measuring approximately 3.2m to the top. Alike with the rear extension, the flat roof would measure approximately 2.95m (3.1m to roof light level). 3no. roof lights are proposed.

Relevant Planning History:

None at the application property.

Permission granted at the adjacent neighbouring property to the south No. 20 for the erection of a first floor side extension and new porch under 00/00806/FULL, decision issued 18 Sep 2000 and also for a two storey rear extension, first-floor extension to north side to form catslide roof over existing garage with roof lights and new front canopy porch under AWDM/1873/21, decision issued 22 Dec 2021 (works pursuant to this permission were being carried out at time of site visit).

Permission granted at the adjacent neighbouring property to the north No. 24 for ground and first floor extension to form study, extended porch and double garage under 96/05608/FULL, decision issued 24 Jul 1996 (revised from previous refused application under 96/05607/FULL).

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 proposed rear extension would not be visible to the public realm by virtue of its situation to the rear of the house. Thus, it would pose no impact to the street scene.

The proposed side extension on the other hand would be readily visible to the street scene, however, this is not considered to be to the detriment of visual amenity; the side extension would be set back from the principal front elevation of the house (by approximately 0.4m) and would therefore appear subservient to the original house. Further, it has been agreed following discussions with the agent that a parapet wall with tile crease be constructed to the front of the extension in order to enhance its aesthetic and sympathise with the prevailing character of the street scene; this design approach has been achieved most notably to the properties on the opposite side of Petworth Avenue No's. 25 and 27. The parapet wall would successfully screen the unsightly utilitarian flat roof behind. It is not uncommon for garages along Petworth Avenue to be situated close to the principal front of properties, in fact, in some cases garages are forward of the principal front. In view of the above, the side extension is considered to be of an acceptable design and would not be dominant in the street scene nor unacceptably detract from the prevailing character of the existing house and surrounding area.

The proposal is considered acceptable on visual amenity grounds.

Residential Amenity

The proposed works would result in no impact to the living conditions of No. 20 to the south given the minor nature of the rear extension, which would virtually replace the existing footprint of the conservatory and only differ by way of it being pulled slightly closer to the shared boundary and its 'heavier' form by virtue to the solid materials proposed. This is partly in view that this neighbour has recently been granted a two-storey rear extension to their respective north elevation alongside the shared boundary which would project at a greater distance than the rear extension the subject of this proposal. The high horizontal window which would face No. 20 would not give rise to unneighbourly overlooking owing to its sympathetic scale and positioning and in view of the existing openings to the conservatory which are already established to this direction.

The proposed side extension would project forward of the garage and virtually the full depth of the house. This would result in the narrowing of the gap to the boundary with No. 24 to the north to just 0.5m. Whilst the extension would pose an alteration to the views from No. 24's side (south) facing windows and some loss of light may occur, this is not considered to be to an unacceptable degree; the windows in question do not appear to form primary windows and the two houses would still be sufficiently separated by the boundary fence and side (south) footpath of No. 24. Further, a flat roof height of 2.95m is not considered to result in a materially overbearing effect given this context. The impact to this neighbour would not be so harmful to warrant a refusal on these grounds. The proposed openings to the converted garage would face into the applicants own garden/ would be inserted where openings are already established. Thus, no unneighbourly overlooking would occur.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings North Elev of Side Ext

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: 04.10.2023

Authorised by: Jo Morin Date: 05.10.2023