Expiry Date - 08/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0638/24 Recommendation – APPROVE

Site: 9 Plantation Way Worthing West Sussex BN13 2AF

Proposal: Single Storey Rear Infill Extension to Southeast corner of dwelling

Date of site visit: 10/06/2024 & 18/10/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is a semi-detached bungalow located to the east side of Planation Way. The property comprises facing brick elevations, a plain tiled gable roof with a rear dormer and front roof lights, along with white UPVC openings. A single-storey hipped roof projection which appears to be original to the dwelling is located to the southerly side of the rear elevation. The property is set back a moderate distance from the public realm behind an open frontage which was excavated to some degree and incomplete at time of site visit. The rear garden space extends relatively deep and comprises paving to the front and grass extending to the rear. At time of site visit it was evident that the applicant had implemented their approval for a hip-to-gable extension including a rear dormer and front roof lights under AWDM/1172/23 (Lawful development Certificate).

The attached neighbour No. 8 Plantation Way appears to be a mirrored copy of the application property and has also achieved a hip-to-gable roof extension with a rear dormer and front roof light. A conservatory projects from their original projection to their respective northerly rear elevation. These projections create a recess to the inner rear elevation of the properties.

At time of the first site visit, the applicant had commenced their Prior Approval permission under AWDM/0130/24 to construct a single-storey rear extension within this void but it was incomplete. A second site visit was undertaken to verify that these works had been completed in accordance with the approved plans.

The property reflects the prevailing character of properties within this locality. The area is low density and properties comprise modest scale detached/ semi-detached bungalows, many of which have achieved roof and/ or rear extensions.

The property is not located within a Conservation Area and is not a Listed Building.

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Proposal:

Permission is sought for a single-storey rear extension to infill the area to the south-east footprint of the dwelling which is understood to have formerly been occupied by a cladded rear projection before it was demolished. The extension would measure approximately 2.05m x 3.15m and have a false pitched roof measuring approx. 3.2m high, shallowing to approximately 2.4m. The extension would adjoin the recently constructed single-storey rear extension to the northerly side of the rear elevation (under AWDM/0130/24). The internal partitioned walls would be knocked through and an open plan kitchen/ dining area would be created. Rear bi-fold doors are proposed to extend on from what already exists.

Relevant Planning History:

Planning permission granted at the application property for:

- Householder application for permitted development for prior approval for single storey extension to rear of property measuring 5.96m from rear wall of the original house, maximum height 3.30m and height of eaves of the extension 2.30m approved (Prior Approval Not Required) under AWDM/0130/24, decision issued 29 Feb 2024.

- Application for a Lawful Development Certificate for a Proposed rooms in roof consisting of changing the side end hipped roof to a gable end wall, a dormer window to the rear elevation and two roof lights at the front approved under AWDM/1172/23, decision issued 29 Sep 2023.

Planning permission granted at No. 8 for application for a Lawful Development Certificate for proposed rooms in roof consisting of hip to gable, rear dormer window and roof lights to the front elevation under AWDM/0160/22, decision issued 15 Mar 2022.

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.

Following a site visit undertaken on 18/10/2024, the Prior Approval development under AWDM/0130/24 was deemed to have been completed in accordance with the approved plans (as per the guidance set out in paragraph A.4(11b) of Part 1, Schedule 2 of the GPDO 2015 (as amended)). Accordingly, the extension the subject of this application is considered in isolation on its own merits.

Visual Amenity

The proposed extension would not present an unacceptable addition to the street scene owing to its set-back position and siting to the rear elevation of the house, meaning it would only be visible from a narrow section of the public realm from an oblique angle. The extension would respect the character, proportions, and layout of the existing dwelling; matching materials are proposed and the extension would infill a void in the property's footprint and sit flush with the existing elevations, roof planes, and eaves lines.

The proposed extension would not harmfully detract from the character and appearance of the existing dwelling or street scene and there are no visual amenity grounds to resist the proposal.

Residential Amenity

There would be no residential amenity concerns associated with the application given its modest scale (approximately 2.05m projection) within this context. The most affected neighbour (No. 10) is located to south, is separated a good distance away, and the proposed extension would only project marginally in excess of this neighbour's existing rear elevation owing to the staggered rear building line of the original buildings. The only window that would be affected is located to the side (north) of No. 10 and serves a non-habitable room (kitchen). No material overbearing or overshadowing effect would occur as a result of the proposal. The proposed rear doors would face into the applicants own deep garden, thus, no unneighbourly overlooking would occur.

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

4. No Openings South Side Elevation

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: 07.11.2024

Authorised by: Jo Morin Date: 08.11.2024