Development Control – Delegated Officer Report

Application Number: AWDM/1485/24 **Recommendation – APPROVE**

Site: **59 Grand Avenue Worthing West Sussex BN11 5BA**

Proposal: **Proposed single storey rear extension**

Date of site visit: 16.12.2024 (by JA)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a large early/mid-C20 detached house occupying a large plot on the west side of Grand Avenue. An attached garage on the south side has been converted into annexe accommodation together with a single-storey extension to the rear. The dwelling is set well back from the edge of the highway behind a low brick boundary wall. The large frontage area is hard-surfaced and used for off-street parking. A large L-shaped garden area lies to the rear and wraps round to the rear of No.61 to the north. There are a number of tall trees around the perimeter of the garden, but none are subject to a TPO.

The Mill Road Conservation Area adjoins the northern boundary of the wrap-around rear garden.

No.61 consists of a detached house similar in style and appearance to the application property but occupying a foreshortened plot.

To the south, No.57 comprises a ‘grander’ scale Edwardian detached dwelling occupying a generous-sized plot similar to No.59.

Proposal

Permission is sought for a single-storey rear extension to infill the north-west corner and attach to the existing rear extension. It would be 3.3m deep x 3.8m wide with a flat roof 3m high. The external walls would be finished in brickwork. The internal layout would be reconfigured to create an open-plan kitchen/living/dining room with a large glazed opening inserted into the rear elevation facing into the garden.

Relevant Planning History: None relevant.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM19
National Planning Policy Framework (MHCLG 2024)
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.

The proposed extension is remote from the Mill Road Conservation Area and will have no impact on its setting.

Visual Amenity

The proposed single-storey infill extension is subordinate in its scale and proportions to the existing house. Located at the rear of the dwelling and set back a good distance from the street, it will not be visible in public view.

A group of 4no small trees close to the boundary with No.61 would be removed to create an enlarged patio area. The Applicant has agreed to provide replacements in the rear part of the garden.

Residential Amenity

The only affected property is No.61 to the north.

The north side wall of the proposed infill extension will align with the side wall of the existing dwelling at No.59 with the narrow passageway between the side of the dwelling and the northern site boundary retained. The proposed extension will sit alongside a single-storey extension added to the south side of No.61, the flank wall of which has been built onto the common site boundary. There are no windows in the north side of the proposed extension or that part of the neighbour's extension directly opposite. There would be some loss of (borrowed) light to windows in that part of the neighbour's extension sited further to the east (opposite the existing dwelling at No.59). However, these appear to be secondary in nature, serving non habitable accommodation and the impact would not be unacceptable.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

2. Standard time limit
3. Matching materials
4. No openings to north side elevation of extension
5. The replacement tree planting shown on the approved plan WG-288-01A to be planted in first planting season following first occupation of the development hereby permitted

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: Jo Morin Date: 21.01.2025

Authorised by: Louise Prew Date: 22/01/2025