# Development Control – Delegated Officer Report

**Application Number: AWDM/0656/24 Recommendation: APPROVE**

**Site: 50 Offington Avenue, Worthing, West Sussex**

**Proposal: Ground floor single storey infill side extension**

**Site visit: 20 June 2024**

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

The application site is located on the north-eastern side of Offington Ave and contains a two-storey detached house. The building has an existing side garage, infill lean-to, and adjacent outbuilding.

The building is not listed and the property is not within a conservation area. There is a protected Oak in the rear garden near the boundary with no. 52 (TPO 50 of 1997).

**Proposal**

Permission is sought to demolish the existing infill extension and construct a replacement extension.

**Relevant Planning History:**

Two TPO applications only

**Consultations:**

None

**Representations:**

None received

**Relevant Planning Policies**

Worthing Local Plan 2020-2036: SP1, DM5
National Planning Policy Framework (2023)
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 subject to the assessment of other material considerations

***Visual Amenity***

The proposal seeks to demolish the existing infill lean-to and build a new ground floor extension to be located between the garage and outbuilding. The extension is modest in scale and its pitched roof and single storey nature ensures it remains subservient to the main building. A condition requiring materials to match will be attached to ensure the new development complements the existing house. The proposal would have no impact on the streetscene as it is located to the rear of the property behind the existing garage.

The protected tree is located to the rear of the site away from the development and will therefore be unaffected by the proposals.

The proposal is therefore acceptable in design terms and considered to be compliant with policy DM5 of the Local Plan.

***Residential Amenity***

The development would be located on the shared boundary with 48 to the east. However due to that dwelling being set off the boundary, the impact of the existing extension and the eaves height of 2.4 metres, it is not considered to adversely affect amenity.

A condition restricting new windows will be included to limit overlooking in the future.

There would be no impact on no. 52 to the west, and houses to the north, due to the location of the development.

The development is therefore considered to retain a good level of amenity for neighbouring occupiers compliant with policy DM5 of the Local Plan.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional side windows

**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**

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| Case Officer: | Louise Prew | Date: 21/06/2024 |
| Authorised by: | Gary Peck | Date: 24 June 2024 |