Expiry Date - 08/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0807/23 **Recommendation – APPROVE**

Site: **95 Littlehampton Road Worthing West Sussex BN13 1QU**

Proposal: **Proposed rear extension and connecting link to existing garage.**

Date of site visit: 19/07/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot to the south of Littlehampton Road and to the west of Lindum Road within a residential area of Worthing. The property comprises of a detached, two storey house with brick and rendered elevations and a tiled hipped roof. The property is set back from the road behind a wall, fence and hedge with vehicular access on to Lindum Road and pedestrian access to the north. There is a detached garage and large driveway to the side. The main garden for the property is to the front, with a smaller garden to the rear and rear conservatory.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a single storey rear extension and connecting link to the existing garage. The existing conservatory would be demolished.

The conservatory would be replaced with a single storey extension of the same dimensions of 5.24m wide by 3.5m deep. The extension would have a pitched roof of 3.9m high to the ridge. There would be bi-fold doors to the west side and rear and a window to the east. The extension would be finished in black vertical cladding with dark grey slate tiles to the roof.

A diagonal link would be added with a flat roof and glazing to the elevations, connecting the extension to the garage.

Relevant Planning History:

None relevant

Consultations:

WSCC Highways - The site is accessed from Lindum Road, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement, and the proposed development is not anticipated to give rise to a material intensification of use of the existing access point. Parking/turning arrangements will be unaffected by the proposals.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Environmental Health - Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area

Officer response – This is a residential application for a small extension and the advised condition is not considered proportionate to the development proposed.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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.

Visual Amenity

The roof of the proposed extension would be visible from the road to the side and would have a solid and slightly higher roof form than the existing conservatory. The extension is set back approximately 15.5m from the pavement and would not appear dominant or intrusive in the street scene. The flat roof link proposed between the extension and garage would be in the same position as the existing garden wall but would match the height and flat roof form of the garage. The link would have glazing to the front and rear forming a light structure with views through to the extension. The extension would be finished in black vertical cladding and dark slate tiles which would help it to recede into the background. The proposal would be subsidiary in form and scale to the existing building and would complement the character of the existing building picking up on the black windows, guttering and downpipes and providing a more contemporary finish.

There would be no adverse impact on the character of the street scene or the visual amenities of the locality as a result of this application.

Residential Amenity

The only neighbours affected by the proposal are those to the south of the site at No.57 Lindum Road which is at an angle to the application property with the side boundary adjoining the rear boundary of No.95. The proposed extension is to the north of the neighbours and would not extend any further towards the boundary than the existing conservatory. The minimal increase in height and more solid form of the extension would not appear overbearing or oppressive to the neighbours or result in overshadowing of their house or garden. There is a high fence to the boundary and no overlooking or loss of privacy would occur.

The property to the west is separated by a driveway serving the properties at the rear of the site and would not be affected by the proposed extension.

There would be no adverse impact on the residential amenities of adjacent occupiers as a result of this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified

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:	Amanda Haslett	Date:	03/08/23
Authorised by:	Jo Morin	Date:	03.08.2023