Expiry Date - 28/11/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/1228/24** **Recommendation – APPROVE**

**Site:** **20 Poling Close Worthing West Sussex BN12 6BA**

**Proposal:** **Single storey infill extension to the rear and porch extension to the side.**

**Date of site visit:** 30/10/24

**Neighbours checked:** Y

**Additional neighbour notifications**: N

## Site and Surroundings

The site is located to the west side at the end of Poling Close within a residential area of Worthing. The property comprises a semi-detached bungalow with brick elevations and a shallow pitched roof. There is porch to the south side of the building and a detached garage to the south of this. To the rear there are two small extensions and a rear garden with outbuildings. The property is set back from the road behind a paved driveway and small front garden. There is an access road leading to a garage compound adjacent to the south boundary of the site.

The site 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 infill extension and porch extension to the side.

The existing conservatory to the rear would be demolished and replaced with an extension of the same width and depth and matching the existing rear extension to form an open plan kitchen/dining/living room. The extension would have a flat roof to match the height of the existing extension at approximately 2.65m high.

The extension would be finished in bricks to match the existing building with French doors to the rear elevation.

The porch extension to the south side of the building would replace the existing porch of 1.25m wide x 1.85m deep with a new porch of 1.55m wide x 2.25m deep. The porch would have a pitched roof of 2.2m high to eaves and 3m high to the ridge. The porch would be oak framed with brick infill, a tiled roof, glazing to the side and a door to the front.

The walls between the side of the bungalow and the garage would be removed.

**Relevant Planning History:**

04/00617/FULL - Erection of a garage on south side of property - Approved

**Consultations:**

None required

**Representations:**

None received

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 2023)
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 proposed extension to the rear of the property would be just visible above the fence line when viewed from the garage compound to the south-west of the site. The extension is small in scale and would match the form and materials of the existing rear extension and would be subsidiary to the main building.

The porch extension to the side of the building would be more visible in the street scene but would be an improvement on the existing flat roof design and would enhance the appearance of the property and the surrounding street scene. The porch is small in scale and would reflect the materials used on the existing building.

Removal of the walls between the bungalow and the garage does not require planning permission and would not result in any harm to the character of the area.

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

***Residential Amenity***

The most affected neighbour is the adjoining bungalow to the north side at No.21 Poling Close.

The existing conservatory occupies the same footprint as the proposed extension but the extension would be approximately 0.45m higher than the conservatory roof. The neighbour has an extension adjacent to the boundary of the same depth and height as that proposed and there would be no detrimental impact on this property. No overlooking or loss of privacy would occur.

There is a garage and access road in between the proposed porch to the side and the nearest neighbour to the south and there would be no adverse impact arising from this aspect of the proposal.

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

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

**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: 28/11/24

Authorised by: Jo Morin Date: 28.11.2024