Expiry Date - 19/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1465/23 Recommendation – APPROVE

Site: 18 Angola Road Worthing West Sussex BN14 8DT

Proposal: Proposed pitched roof rear extension

Date of site visit: 05/12/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the east side of Angola Road within a residential area. The property is an end-of-terrace two-storey house comprising cream render elevations, a hipped roof finished in terracotta tiles, and white UPVC openings. The property, alike with others along this section of Angola Road, is stepped down from the public realm. The front garden is of a moderate size set behind a shallow brick wall and is comprised of predominantly grass with a shared pathway extending between the application property and adjacent neighbour No. 20 to the north. The pathway leads to the access gates to the rear gardens of the respective properties and creates a passage between the properties. The rear garden extends relatively deep and similarly to the front garden comprises predominantly grass with some areas of paving. A modest scale lean-to projects from the southerly side of the rear elevation and is paired with the attached neighbour's No. 16 to the south. Similarly, paired outbuildings are in-situ further up the garden along the shared boundary. This neighbours property appears to be a mirrored copy of the application property.

There is a strong symmetry of properties that form this square-shaped block, encompassed by Angola Road to the west, Meredith Road to the south, and Ruskin Road to the north and east. Features of note are their terracotta roof tiles and the lean-to's to the terraced properties at a perpendicular angle to the highways. The terraced properties along this section of Angola Road correspond in terms of their alignment, form, scale, and plot size.

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

Proposal:

Permission is sought for the demolition of the existing lean-to which would be replaced with a single-storey rear extension to create an open plan kitchen

and lounge. The extension would comprise matching render elevations and a matching tiled mono-pitch roof with 2No. roof lights.

The existing lean-to measures approximately 0.9m deep, 1.05m wide, and 3.45m at peak height, shallowing to 2.6m. By contrast, the proposed extension would measure approximately 3.3m deep at maximum (this would be an additional 2.4m projection to the existing lean-to to the southerly rear elevation), 7.2m wide (spanning virtually the entire width of the house), and 3.65m at peak height, shallowing to 2.55m. Doors and a window are proposed to the rear.

Relevant Planning History: None.

Consultations:

Private Sector Housing: No Comments.

Environment and Public Health:

The EPH Officer advised that 2 conditions be applied to this permission in relation to hours of construction or demolition (condition 5) and contaminated land (condition 6).

Officer Comment – it is not the Council's standard practice to impose restrictions on construction hours on householder development, which is considered unduly onerous. Similarly, a pre-cautionary condition is considered adequate in this case regarding the potential for contamination.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised September 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.

Visual Amenity

The extension would be situated to the rear of the house with views of it only possible from a marginal section of the street scene from an oblique angle.

The use of matching materials is proposed which would sympathise with the character of the existing house and properties in the surrounding area. The property will continue to enjoy a good sized garden and it will not appear cramped. Whilst it appears that no other property within this block has achieved a rear extension of this form and scale, it is considered that it would not result in material harm to visual amenity for the reasons outlined above.

Residential Amenity

The most affected neighbours would be those adjacent to the north (No. 20) and south (No. 16).

The proposed extension would align with the side (north) elevation of the house and extend at a depth of 3.3m. Whilst the extension would pose an alteration to the outlook of No. 20's closest rear opening and rear garden, it is not anticipated to result in a material overbearing or overshadowing effect to this neighbour owing to the separation distance, the appropriate roof height and form, and the absence of openings to this neighbour's side (south) elevation.

To the south side, the extension would project an additional approximately 2.4m from what exists through the lean-to. Whilst the extension would be visible to this neighbour's rear openings and rear garden and would enclose them to some degree, this is not considered to be unacceptable in view of the existing lean-to to this neighbours property which would remain the dominant outlook and would screen some of the extension, the modest additional projection of 2.4m in the context of the relatively deep gardens, and the situation of this neighbour's property to the south.

The only openings proposed would face into the applicants own garden to rear, thus, no overlooking would occur.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings Side Walls
5. Pre-cautionary contaminated land

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: 19.12.2023
Authorised by:	Jo Morin	Date: 19.12.2023