Expiry Date - 04/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0181/24 **Recommendation – APPROVE**

Site: **56 Limbrick Lane Worthing West Sussex BN12 6AA**

Proposal: **Proposed single storey extension to front (North West) elevation.**

Date of site visit: 02/04/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot at the junction of Limbrick Lane and The Strand within a residential area of Worthing. The property comprises of a semi-detached, two-storey house with brick elevations and pitched roof. There is a bay window and covered porch to the front beneath a hipped roof, an attached garage to the side, a single storey rear extension and outbuilding within the rear garden. The property is set back from the road behind low brick walls and a paved and gravel frontage with parking for 2 vehicles. Vehicle access is to the west side onto Limbrick Lane.

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 extension to the front of 1.05m deep x 5.92m wide with a monopitch roof of 2.4m high to eaves and 3.2m high to the ridge.

The extension would be finished in bricks and tiles to match the existing building with a window and door to the front and would provide an extended lounge and porch area.

Relevant Planning History:

04/00149/FULL - Erection of attached garage – Approved

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 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 property is located in at a junction and visible from the surrounding roads however the frontage is set back from the junction by about 20m therefore reducing its prominence in the streetscene. The proposed extension is to the front of the building and would extend out in line with the existing bay window filling in the frontage beneath a monopitch roof. The existing bay window, canopy porch and hipped roof would be removed however the new roof would be similar in appearance to that existing but would extend slightly higher and out to the side of the building.

The street scene consists of semi-detached and small terraces of two storey houses finished in brick or render with hipped or pitched roofs. There is a wide variety of additions to the front of these properties with porches, bay windows, canopies and extensions but there is no particular consistency to these features. The frontage of the adjoining house has a bay window and flat roof above that is different to the current frontage at No.56.

There is a very similar front extension at No.196 The Strand (opposite the site) to that proposed by this application. The proposal would not appear dominant or intrusive in the street scene or out of keeping with the character of the area. The extension is small in scale and in this location where there is a wide variation to detailing to the front of properties the addition of a single storey front extension to replace the bay window and canopy porch is considered acceptable.

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

Residential Amenity

The only neighbour affected by this application is the adjoining property to the north-east side at No.177 The Strand.

The proposed extension would be set in 0.35m from the boundary with No.177 and would project 1.05m deep (no further than the existing bay). An extension of this depth and in this position would not result in any additional overshadowing or loss of light to the neighbour's bay window and would not appear overbearing or oppressive in outlook. There would be no overlooking as a result of this proposal.

There would be no detrimental impact on the residential amenities of adjacent occupiers.

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: 03/04/24

Authorised by: Jo Morin Date: 03.04.2024