Expiry Date - 18/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1199/23 Recommendation – APPROVE

Site: 11A Raleigh Crescent Worthing West Sussex BN12 6EF

Proposal: Single storey rear extension. Front open porch.

Neighbours checked: Y

Additional neighbour notifications: Y (No.15) – Amended Plan

Site and Surroundings

The application site is located on the South Eastern side of Raleigh Crescent. Due to the location on the bend of the Crescent it is an unusually shaped plot. To the rear there is a large deep garden which widens. To the northern boundary the property hosts a detached garage to on the boundary. The boundaries of the site are close board fences to 1.8m. Within the rear garden of the host dwelling there are some outbuildings which are ancillary to the host dwelling.

There is an existing rear extension/garden room which has a large level of glazing and a flat roof.

Proposal:

The application relates to an open front porch which would have a flat roof and be shallow in depth.

The other larger aspect which has been amended through the application process relates to an 'L' shape rear extension. This is proposed to have the larger aspect measuring 6.3m to the north-eastern side of the extension with 3.5m abutting the boundary with the neighbour to the south. The extension will extend beyond the current side elevation by 1.2m. It would be finished in black cladding with black aluminium windows and doors. The proposed pitched roof would be covered in concrete tiles and host 3 large roof lights. The conservatory to the rear would be removed in order to host the proposal.

Relevant Planning History:

There is no planning history for this property.

Consultations:

None.

Representations:

None.

Relevant Planning Policies

Worthing Local Plan 2023-2036 Policies SP1 and DM5
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG –Extending or Altering Your Home'

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 largest part of the proposal is for a single storey rear extension that would not be seen from the front due to the existing gated access to the rear of the property. Thus even though the external materials and finishes will be notably different to the materials of the existing house it is not considered that this rear component of the proposed development would result in a harmful impact on visual amenity.

On the other hand the front porch will be highly visible in the street scene. However, within the locality there are other properties with flat roofed front porches, the closest of which is at Nos. 25 and 27 Raleigh Crescent. Furthermore, Nos. 5 and 7 have recessed front doors with open front porches providing access. As such it is considered that front porches are not an alien feature within the character of the area and therefore not to the detriment of the appearance of the dwelling.

Overall the proposed alterations are considered to be acceptable in terms of visual amenity with views from the public realm limited to the front porch aspects of the proposal.

Residential Amenity

The proposal for an open front porch is considered to result in a minimal impact on the amenities of the neighbouring property to the south west. This is due to the minor scale of the proposal with a depth of approximately 0.75m. Overall with the first floor protrusion this results in a total of approximately 1.5m to the front of the property. The impact on the neighbouring property is further reduced through the open nature of the development, this helps to ensure that there is not an overbearing impact to the front of the property. As such it is considered that the open front porch would not be detrimental to the amenities of the neighbouring properties.

The other aspect of the proposal is a single storey rear extension. Due to the unusual shape of the garden and the location of the proposal the neighbour to the south is the property that would be most affected by the development. The neighbour to the north has boundary screening in the form of a garage as such the amended scheme with the bulk of the development located to the east is considered to be more appropriate with less of an impact on the attached neighbour.

The 3.5m depth alongside the common boundary would exceed the guidance within the Council's SPG, but having regard to the pitched roof design with low eaves height (.2.5m) and orientation to the east of No.15, it is considered that the proposed development would not result in an unacceptable level of overshadowing or overbearing effect on this property.

The proposed rear extension would be well separated from No.11.

With the generous rear garden depth the proposed L-shaped rear extension with a maximum depth of 6.35m would not have any adverse impact on properties to the rear.

Highways and Parking

The parking arrangements to the front of the property remain unchanged and are not a consideration of this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. No additional windows southwest side

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: Finlay Gardner Date: 21/11/2023

Authorised by: Jo Morin Date: 07.12.2023