Expiry Date - 03/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1549/23 Recommendation – APPROVE

Site: 14 Gorse Avenue Worthing West Sussex BN14 9PG

Proposal: Single storey side and rear extension to include proposed garage and raised decking.

Date of site visit: 27.11.2023

Neighbours checked: Yes

Additional neighbour notifications: Y – Amended Plans

Site and Surroundings

The application relates to a mid-20C semi-detached house located on the east side of Gorse Avenue within an outer residential suburb of the town. There is a driveway to the north side. A modest, timber structure with a tiled, lean-to roof has been attached to the north side of the dwelling behind a pair of timber gates in line with the front of the house.

The site is not within a Conservation Area or Listed and there are no TPO trees on the site.

No.12 attached to the south has been enlarged by a rear conservatory.

No.16 to the north constitutes a similar style of semi-detached dwelling. It has a driveway to the south side and a detached garage set back beyond the drive into the rear garden.

Proposal

Permission is sought for an L-shaped single-storey side and rear extension wrapping around the NE corner of the dwelling. The proposed accommodation would consist of an open-plan kitchen, living, dining area with separate shower room and utility room and a garage to the side.

The rear element of the extension would extend 4m in depth from the rear of the dwelling occupying the full width of the plot. It would have a flat roof 3.5m high, the latter over-sailing the rear wall of the extension by 0.5m.

The side component would occupy the full width of the driveway up to the northern site boundary at 2.85m wide. Following discussions the roof of this element has been amended to a lean-to roof, 3.85m high where it joins the side of the house, with a parapet wall 2.95m high alongside the northern side boundary. The run-off from the roof would drain into a hidden gutter with a hopper on the front elevation. The front wall of the side extension incorporates

a garage door and is set back nominally from the front wall of the house. The extensions would be finished in render with a tiled roof to the side element.

A raised patio or rear deck would extend a further 3m deep beyond the proposed rear extension into the garden. It would be set in 0.4m from the south side boundary and 3m from the north side boundary. A 1.5m long and 2m high privacy screen would be positioned on the southern edge of the proposed patio/deck where it adjoins the proposed rear extension. .

Relevant Planning History:

AWDM/0120/18 Single-storey rear and side extension and raised patio with 1.8m high privacy screen on south side to replace existing rear projection and pergola. Approved – Lapsed without implementation.

Consultations: None

Representations: None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (CLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

As amended, the lean-to form of the roof over the side element would harmonise with the style and appearance of the existing dwelling and is an improvement on the unsympathetic, 'heavy' flat roof initially proposed. The parapet treatment with hidden gutter is designed to maximise the internal width of the side element (avoiding the need for an eaves and gutter line). This treatment results in a rather assertive appearance and it would have been preferable for the side element to be set further back from the front wall of the dwelling in order to achieve a more visually subservient relationship to the host dwelling. However, the Applicant was not willing to set the front of the extension back other than very nominally. On balance it is considered the side element would have a satisfactory appearance and would not harmfully detract from the appearance of the dwelling or the street scene.

The flat roof of the proposed rear component would be visible in angled views from the street (sitting forward of the front of the neighbour's garage), but would not appear unduly dominant or out of keeping positioned behind the side element.

Residential Amenity

The proposals would be to the south of No.16 separated by the width of the driveway. There are a number of window openings in the south flank of No.16 but these all appear to serve non habitable accommodation. The height and length of the proposed parapet wall up to the common side boundary would have an enclosing effect on the side of No.16, but would not detract unacceptably from the amenities of this property in terms of loss of light or overbearing effect. No windows are proposed in the side wall and this can be secured by condition.

The rear conservatory to the rear of No.12 is sited on the common site boundary. The flank wall is primarily a solid rendered construction with a row of fixed, leaded fanlights above and a vertical, obscured glazed panel toward the rear. The proposed rear extension would project a similar depth to the neighbour's conservatory, covering up the above-mentioned fanlights and sidelight. Although there would be some loss of light to the conservatory the main source of daylight and outlook is toward the east facing the neighbour's own rear garden. Consequently, it is considered the impact would not be severe.

The gradient of the surrounding land falls away to the east. However, it is considered the proposed privacy screen on the south side of the raised terrace/deck will be adequate to prevent unneighbourly overlooking into the rear of the conservatory or that part of the neighbour's garden closest to the house.

Recommendation

APPROVE subject to Conditions:-

1. Drawings
2. Standard time limit
3. Matching material
4. No windows in side walls
5. Install solid or opaque privacy screen before first use of raised deck/patio

Informative

Pro-Active Amendment

Is recommendation contrary to letter(s) of representation? No

Case Officer: Jo Morin Date: 23.01.24

Authorised by: Gary Peck Date: 25 January 2024