Expiry: 29/08

Development Control – Delegated Officer Report

Application Number: AWDM/0822/23 Recommendation: Approve

Site: 54 Rose Walk

Proposal: Proposed extension of front porch and rear / side extension with roof light.

Date of site visit: 18/07/2023

Neighbours checked: Y

Additional neighbour notifications: Y

Site and Surroundings

The application site is a two storey detached dwelling on the eastern side of Rose Walk, a residential street which comprises primarily large two storey detached dwellings.

Each of the dwellings have a large garden to the rear and individual driveways and front gardens. The properties on Rose Walk have had a number of alterations including the application site. The extensions to the site arise come in the form of a two storey side extension to the south of the property and a single storey rear extension. The site has a canopy to the front with a garage to the south of the property.

Proposal

The proposed development is for a single storey extension to the side / rear of the property. A single storey porch is included within the application to the front of the site. This will mirror the property to the south, this will have a gable roof with windows to match the existing on the north, south and western elevations. All materials proposed within the new development are to match that of the existing dwelling. The porch to the front will have a depth of 3.718m and a width of 1.141m.

The side / rear extension will connect to the existing rear extension. The proposed width of the extension will be 1.843m and connect to the rear of the existing garage. This will then have a depth to match that of the extension at 3.047m. To be incorporated within the roof there will be a roof light.

Relevant Planning History:

97/05704/FULL – Two-Storey Side Extension – Refused 25/06/1997

97/05705/FULL – Two Storey Side Extension – Permitted 03/09/1997

97/05706/FULL – Two Storey Side Extension to South Elevation and Retrospective Application for Single Storey Extension to Rear of Existing Garage – Refused 15/12/1997

98/05461/FULL – Two-Storey Side Extension to South Elevation – Permitted 08/04/1998

AWDM/0645/23 – Householder application for permitted development for prior approval for a larger home extension to rear of property measuring 8m from rear wall of the original dwelling, maximum height 2.81m and height of eaves of the extension 2.61m – Application Withdrawn

Consultations:
N/A

Representations:
No representations received.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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

Due to the location of the rear extension it will not be visible from the public realm. Therefore, it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

The proposed front porch will, by virtue of its siting, will be highly visible from the street scene. The proposed front porch is not considered to be an alien feature within the locality with the neighbouring property to the south hosting a similar form of development. The incorporation of a pitched roof will harmonise with the existing front canopy feature.

Residential Amenity

The proposed porch is not considered to have any impact on the neighbouring properties due to the location to the front of the property providing views which would already be available from within the public realm. The location with significant separation distances to the site boundaries ensures that there will be no detrimental overshadowing or overbearing impact.

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The single storey side / rear extension will have no detrimental impact to the neighbouring dwelling due to the location of the proposal and the relationship with the neighbouring property. The neighbouring property to the south will be the property that is most effected by the proposal.

With the proposed extension measuring approximately 1.8m in width retaining 1.33m to the boundary. The boundary comprises a side wall of an extension to the rear of the neighbouring property. There are no windows within this elevation as such inter-looking is not considered to be an issue. The height of the proposed extension will match that of the existing. With the boundary treatment being the same height it is not considered that there will be and overshadowing or overbearing nature to the proposed development.

The other windows / doors that are proposed within the extension are to be on the ground floor and as such are not considered to result in overlooking. The roof light will not provide any views into the neighbouring properties which are not currently unavailable. As such the proposed development is considered to be in accordance with the relevant policies of the Worthing Local Plan 2023.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

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: Finlay Gardner Date: 07.08.2023

Authorised by: Jo Morin Date: 07.08.2023