Development Control – Delegated Officer Report

Application Number: AWDM/0236/25 Recommendation: Approve

Site: 41 Downside Avenue, Worthing

Proposal: **Removal of existing conservatory and erection of single storey rear extension**

Site visit: 29.04.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a detached bungalow located on the south side of Downside Avenue. It has a garage attached on its southwest side wall. This is a sloping site with ground levels falling from west to east and the neighbouring bungalows to the west and east set at stepped levels following the slope.

This is a predominantly residential area comprising of bungalows in the immediate vicinity with some variety in their design.

Proposal

Permission is sought for the construction of a single storey extension to the rear (southeast) elevation that would span across the staggered rear wall of the bungalow and continue across the rear of the existing garage. The conservatory has already been removed. The extension would measure 3.3 metres in depth from the rear kitchen wall at its eastern end and approximately 6.4 metres in depth from the rear garage wall at the western end. It would have a flat roof up to 3 metres in height. A rendered finish is proposed to the external walls.

Relevant Planning History:
None relevant

Consultations:
None

Representations:

One representation has been received from the occupier of the neighbouring dwelling at No.39 to the east of the site raising concerns that the proposed side window would cause overlooking and should be obscure glazed.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5

National Planning Policy Framework (MHCLG 2024)
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 proposed extension would be positioned at the rear of the bungalow where its full extent would not be fully visible and would not be particularly dominant in the streetscene also given its position to the rear of the garage. The use of matching materials would help to blend with the existing building. Whilst a standard flat roof is proposed and this would be visible protruding above the existing garage roof, it is acknowledged that there is some variety in the street with other examples of flat roofs in the vicinity and having regard to its position at the rear of the existing flat roofed garage it is considered that there would be no significant harm to visual amenity on balance.

Residential Amenity

The main impact arising from the proposals would be to the occupiers of the neighbouring dwellings at No.39 to the east and No. 43 to the west. Neighbouring dwellings to the rear would be sufficiently remote from the proposed extension to avoid any significant impact.

On the west side the neighbour's driveway separates the two dwellings. No.43 has a detached garage positioned to the rear of the house. No.43 has been extended to the rear with an extension set in from the east side wall, and there are side windows facing towards No.39 but set back from the boundary. Although the proposed extension at no.41 would be relatively deep measured from the rear of the existing garage, it would be at a low level relative to the stepped ground level at No.43 and sufficiently separated to avoid any significant impact to the amenities of occupiers at No.43. A high level side window is proposed to the southwest elevation but this would be at the height of the existing boundary fencing approximately. It is acknowledged that differing ground levels would nevertheless allow the neighbour to overlook into this area from the higher ground level of the side driveway with some inter-visibility possible. Obscure glazing may be installed for the applicant's privacy as per the proposed plans but is not considered necessary to condition it.

On the east side, No. 39 is positioned at a lower ground level and with a separation distance of approximately 3.3 metres between the two dwellings. No.39 has a kitchen window to the rear wall at its closest point on its western end, and has been extended with a modest lean-to at the other side. There is a large dormer window spanning across the rear roofslope. No.41 already projects beyond the rear of No.39 by approximately 1 metre with its original rear projection and the proposed extension would add to this depth by a further 3.3 metres. The height of the extension would be

exacerbated by the change in level where No.39 is positioned at a lower ground level. However, having regard to the separation distance and also in view of permitted development fallback where a deeper single storey extension could be built from this particular rear wall, it is considered that a refusal on neighbour amenity grounds would not be justified. The side window has been indicated to be obscure glazed and this can be secured by condition in the interests of protecting privacy.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Obscure glazing etc
5. No further side windows (east and west)

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: Rebekah Hincke Date: 21.05.2025

Authorised by: Louise Prew Date: 21/05/2025