Development Control – Delegated Officer Report

Application Number: AWDM/0885/23 Recommendation – APPROVE

Site: Flat 1, Sheen Court, 30 Offington Lane, Worthing, BN14 9RT

Proposal: Proposed 2no. windows to Flat 1 ground floor (north and east elevations).

Date of site visit: 17.08.2023 - Assessment has also been assisted using the Applicants plan; on site photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Site Notice

Additional neighbour notifications: N

Site and Surroundings

No. 30 is located on the east side of Offington Lane, and is a 2 ½ storey property which is within use as flats, and the proposed flat no. 1 is located on the ground floor. The building is constructed in red facing bricks on the ground floor and white washed render above, and the existing windows are white UPVC.

The property is set back from the street by some 20m and the front has many trees with TPO's, which help to screen the property from view.

The locality contains a mix of residential uses.

The property is not within a Conservation Area, is not a Listed Building.

Proposal

The application seeks to:-

- Remove rear (east) glazed French door and replace with window to match the existing rear lounge window;
- Reduce length of existing side store;
- Install new window in side elevation (north), being the wall space gained from reducing the store length.

Relevant Planning History: None

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: SP1, DM5
National Planning Policy Framework 2021

National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

There is no objection in principle to alterations to residential properties within the built-up area. The key issues are the effect on the residential and visual amenities of the locality.

Visual & Residential Amenity

Sheen Court is divided into self-contained flats, and flat no.1 is on the ground floor. There are 2no. flats on the ground floor and no.1 is the larger of the 2.

Flat no.1 is currently a two bedroom flat, and the proposal seeks to sub-divide a bedroom in order to create 3rd bedroom. The new window on the side elevation (north) will provide light, air and of course a means of escape for the new bedroom, marked as ‘Bed 1’ on the plans.

The bedroom which faces onto the garden, marked as ‘Bed 3’ on the plans, has existing fully glazed French doors, and the application seeks to change the French doors to a window, with the window matching the one next to it which services the Lounge.

Sheen Court is positioned back from the front boundary wall by some 20m, and given the number of trees on its street facing frontage within the site, it is unlikely that the window addition on the north elevation will be viewed from the street, even in the winter months. It is, in any case behind the side gate to the property.

It will be directly facing the property of no. 32 Offington Lane. However the new window will face onto the fencing of no. 32, which is approx. 2.5m high, and there is Laurel Hedging directly behind and rising above the fencing. There will thereby no direct overlooking onto no. 32.

The windows therefore will not result in any material affect onto the existing visual amenities of the neighbouring residential properties or the wider area in general.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard Time Limit
3. Materials

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 18.08.2023

Authorised by: Gary Peck Date: 18 August 2023