Expiry Date - 08/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1726/23 Recommendation – APPROVE

Site: 12 Frobisher Way Worthing West Sussex BN12 6EU

Proposal: Single storey rear and side extensions

Date of site visit: 06/02/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is a detached property to the eastern side of Frobisher Way. The property is part of a row of paired bungalows. The road has a character of pairs of properties with small separations between them. The site is no different to this however with the location on the bend in the road there is a slightly larger separation between the site and neighbour. Furthermore, there is a detached garage located to the north of the property and is set back from the frontage.

Proposal
The application relates to an extension that is proposed to run along the side of the property and meet a proposed rear extension providing an unusual wrap around extension.

Within the extension there are proposed to be 4no. roof lights, three of which are to be in the roof of the rear extension aspect and the other in in the side aspect. Within the side extension there is a singular window in the side elevation and a door to the front and rear. The rear extension is proposed to have bi-folding doors to the rear and no other openings.

Relevant Planning History: None

Consultations:
None

Representations:
None

Relevant Planning Policies

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

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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 side component of the proposed extension will be visible in the streetscene. However, it is subsidiary in scale and proportions to the host dwelling, and will be carried out in matching brickwork. In addition, the set-back of the side element from the main front elevation will help it appear subsidiary in visual terms. Therefore it is considered not to have any harmful impact on the appearance of the property or the character of the area.

The scale and design of the extension are considered to complement the main house and remain subservient to it. The rear extension due to its location to the rear will not have a significant impact on the street scene. This is due to the proposed development not being visible from within the locality. As such it is in accordance with Policy DM5 of the Worthing Local Plan.

Residential Amenity

In this instance there is not considered to be any unacceptable overbearing or overshadowing that would be achieved from the development. This is due to the unique location which allows for greater separation that other properties along Frobisher Way. As such there is not considered to be a detrimental impact to residential amenity as the extension is minor in scale and well-separated from neighbouring dwellings.

The neighbouring property to the north, would potentially be most affected by the proposed development with the introduction of an extension towards their boundary line. However, due to the separation and the angles of the side elevations it is not considered that there would be an unacceptable impact on the neighbour that would not be available through other forms of development.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

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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? Y

Case Officer: Finlay Gardner Date: 08/02/2024

Authorised by: Louise Prew Date: 08/02/2024