Expiry Date - 09/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0842/23 Recommendation – APPROVE

Site: 35 Arlington Avenue Worthing West Sussex BN12 4SX

Proposal: Part single and part two-storey side extension to south elevation to replace existing conservatory with link to proposed detached garden outbuilding.

Date of site visit: 08.08.23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot at the junction of Arlington Avenue and Amberley Drive and within the built up area boundary. The property comprises of a detached two storey house with its main frontage facing east on to Arlington Avenue. The building has brick and tile hung elevations, white uPVC windows and a tiled hipped roof. The building has previously been extended to the front and sides, including a two storey side extension, single storey extension and a conservatory.

The main garden area is to the front (east) of the property and to the north side within a separate fenced off area. There is a detached garage to the south side of the building and a shed in the north east corner of the site. Vehicular and pedestrian access is to the front. The boundaries to the front and north side are formed by a 3m high dense evergreen hedge. The west boundary is about 1.8m high and comprises of a timber fence on top of a low brick wall.

The surrounding area incorporates predominantly large detached two storey dwellings of similar appearance to the application property. The properties located on the northern corner plots at this junction have a low brick wall and hedging or planting of various heights to the boundary. The property on the eastern corner plot has a brick and fence boundary to Arlington Avenue to a height of approx. 1.8m.

Proposal

The application proposes the demolition of conservatory and erection of a part single part two storey extension to the southern elevation. The two storey element would project approx. 1.5m with a hipped roof. There would be a window to the southern elevation. The ground floor element would project approx. 3m. There would be a sloping roof above with a roof light window.

The single storey element would then link to a proposed garden room via a glass link. The garden room would measure approx. 9m x 6m. It would have a flat roof and would be constructed with dark grey cladding. Two full length double doors/windows are shown facing east.

Relevant Planning History:

09/0854/FULL - Proposed two storey extension and alterations to house. – Approved

AWDM/0769/14 - Proposed two storey extension, alterations and new access – Approved

AWDM/1409/18- Erection of detached garden building to north of dwelling containing pool and play area. Refused

AWDM/0119/19- PART SINGLE AND PART TWO-STOREY SIDE EXTENSION TO SOUTH ELEVATION TO REPLACE EXISTING CONSERVATORY WITH LINK TO PROPOSED DETACHED GARDEN OUTBUILDING. REPLACE HEDGE ALONG EAST SIDE BOUNDARY WITH 2M HIGH WALL/FENCE- APPROVED

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1,SP2, SP3, 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 principle of a largely identical extension has previously been accepted on this site. The key considerations are the effects on the visual and residential amenities of the locality in terms of the adopted Worthing Local Plan since the previous permission.

Visual Amenity

The two storey element of the extension would be seen from the road. It would however be set back and extend an existing feature by 1.5m with a similar roof design. At ground floor the extension would project 3m with a sloping roof. It would not be unduly prominent. The garden room building will be flat roofed to a height of approx. 2.8m .The link together with the garden room would project along the full depth of the south west corner of the

property. There is however an existing conservatory and pitched roof garage on the boundary. The garden room would be flat roofed and would neaten up this corner. The existing wall and high hedge is still at the frontage of the site and the extensions would not be unduly prominent in the street scene bearing in mind their size and siting.

The part two storey part single storey extension would be in character and style with the existing building with matching materials. The garden room would be timber clad appropriate for garden building.

The proposal would accord with policy DM5 of the Worthing local Plan.

Residential Amenity

The most affected property is No.31 Amberley Drive situated to the west of the application site and No 33 Arlington Avenue.

In terms of the impact on No 31 Amberley Avenue. The proposed two storey extension would project a further 1.5m. Although it is likely that the existing projection would have some loss of light and visual impact, a further 1.5m at distance and SE of this property would not be likely to cause detrimental loss of light or visual impact. At ground floor the proposal would project along the east boundary of this property. The majority of the extensions replace existing and recently removed development. The proposed extension which has been accepted in principle previously would not be detrimental to this property being east and approx. 1m above the current fence along the boundary. The extension would also tidy up existing buildings which currently sit along this boundary, providing a consistent elevation

With regards to the impact on No 33 Arlington Avenue. This property has a large overhanging eaves which projects over the applicant's boundary. It currently provides a passageway to the rear for No 33. The proposed garden room would sit slightly off the joint boundary to accommodate the extension to No 33. The extension would be north.

The proposal would accord with policy DM5 of the Worthing local Plan

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. No additional windows
4. Matching materials/materials in accordance with the details
5. No external plant/equipment
6. Garden room used for incidental purposes

Informative

Expiry Date - 09/08/2023

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: Jackie Fox Date: 08.08.23

Authorised by: Jo Morin Date: 09.08.2023