Expiry: 24/8

Development Control – Delegated Officer Report

Application Number: AWDM/0909/23 Recommendation: Grant

Site: 37A Princess Avenue, Worthing

Proposal: Single storey front extension in place of porch.

Date of site visit: 10/7

Neighbours checked: y

Additional neighbour notifications:

Site and Surroundings

This application relates to an individually designed detached house on the north west side of Princess Avenue and corner of Lincett Avenue. Built in a buff brick the house has a distinctive appearance. As built it has a cat slide front rooflsope over dormered double height bay and double storey narrow two storey rear addition.

The site is not in a conservation area and is not a listed building. There are no protected trees on the site.

Proposal

Permission is sought to replace the porch with a mono pitched roof extension to create a new porch with WC off it. The extension is only marginally bigger than the porch and is confined within the front and side walls except for a slight roof overhang to the side. Again a mono pitched roof is proposed together with matching materials.

Relevant Planning History:

None.

Consultations:

None.

Representations:

None 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)

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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 extension is acceptable in visual terms and will not be harmful to the overall appearance of this detached house or the streetscene.

Residential Amenity

The extension will not be harmful to any neighbour.

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: MOK Date: 1/8/23

Authorised by: Jo Morin Date: 01.08.2023