Expiry Date - 05/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1661/23 Recommendation – APPROVE

Site: 5 Ashfold Avenue Worthing West Sussex BN14 0AP

Proposal: Rooms in roof consisting of Hip to Gable Loft extension with Front Roof Lights, Rear Dormer and Single Storey Extension to Rear.

Date of site visit: 20/12/2023

Neighbours consulted: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the northern side of Ashfold Avenue. The site comprises a detached bungalow. The plot is able to comfortably host the existing dwelling with a driveway to the east of the property connecting to an extended garage to the side (east), there is also ample on street parking available. To the rear of the property there is a small extension, within the garden there is an existing shed. The garden to the rear has a depth of approximately 20m at its deepest.

A few of the bungalows of Ashfold Avenue have undergone roof conversions, the nearest of which being the neighbour to the east No.7. Due to the size of the plots there are a number of rear extensions to the properties which are full width and / or over 3m in depth.

Proposal

The application includes a single storey rear extension. The proposed extension will provide a 6m extension, this will be full width and run up to the boundary. There is proposed to be one window in each side elevation and to the rear there are to be two pairs of French doors. Within the flat roof there are proposed to be two roof lanterns that will provide light to the rooms of the extension.

The other aspect of the proposal relates to the roof conversion. This comes in the form of two hip to gable roof conversion and the introduction of a dormer to the rear. To facilitate the roof conversion the chimneys will be removed and roof lights placed to the front.

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)

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 single storey rear extension is located to the rear of the property as such it will have a limited impact of the visual amenity of the street scene or the wider locality. It is considered to be a subservient form of development to the original house. The extension is considered to sit comfortably within the plot, whilst the depth of the extension would result in a reduction of amenity space due to the depth of the garden there is considered to be sufficient amenity space retained.

With the altering roof shape there will be some impact on the street scene. This is not considered to be to the detriment of the application due to other properties within the locality having undergone the same works. The closest of which being the neighbour at No.7. Whilst the altering of the roof space would result in a larger property that would have a bulkier appearance from within the street, due to the scale of the host plot there is not an unacceptable domination of the street.

Introducing roof lights to the front of the property will also have a minor impact to the street scene. Further properties have roof lights to the front. As such it is not considered that the introduction would be detrimental to the street scene.

Residential amenity

7 Ashfold Ave is located to the east of the site. Due to the separation distance and the alterations that no.7 has undergone there is not considered to be any impact on the property through the proposal that would be to the detriment of their amenity. Furthermore the topography of the site would reduce the impact with No.7 located on higher ground.

3 Ashfold Ave is located to the west of the site. With the hip to gable extensions creating greater mass on the boundary with the neighbouring property (no.3) which is on lower ground there will be an increase in the impact. However, as there are not considered to be any windows in the side elevation of this property that would be adversely affected. There will be no side facing windows at second floor level therefore reducing overlooking potential.

The proposed rear extension due to the neighbouring property's depth would protrude beyond their rear elevation. The scale of the extension, whilst large, is not considered to dominate the site or overshadow the neighbouring property. With the extension having a similar eaves height as that of the host dwelling extension there is not considered to be an overbearing impact that would be to the detriment of the application, despite the proposal extending beyond that of the neighbours rear elevation. A small setback from the shared boundary line and, the detached nature of both of the dwellings means the development is not considered to adversely affect light to their property. This is considered to be sufficient distance to ensure there is not an oppressive nature to the proposal.

There is proposed to be one window within the side elevation of the extension facing west, which has a possibility to give rise to some overlooking. This will be obscure glazed to minimise overlooking. Boundary screening to 1.8m in the form of close board fencing also minimises impact.

Neighbours to the rear on Aldwick Cres are more than 20m away and some overlooking will occur. However, some form of rear roof extension could be carried out without requiring planning permission which would have a similar impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Expiry Date - 05/03/2024

Case Officer:	Finlay Gardner	Date: 29/02/2024
Authorised by:	Louise Prew	Date: 06/03/2024