Expiry Date - 24/12/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1379/24 **Recommendation – APPROVE**

Site: **19 Vancouver Road Worthing West Sussex BN13 2TG**

Proposal: **Single storey rear extension**

Date of site visit: 18/12/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Vancouver Road within a residential area of Worthing. The property comprises an end of terrace, two storey house with brick, tile hung and white render/clad panels to the elevations and a pitched roof. The property is set back from the road behind an open front garden. The property is flanked by a garage complex to the east side that extends the full depth of the rear garden.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a single storey rear extension measuring 2.925m deep x 5.2m wide with a monopitch roof of 3.35m high and eaves height of 2.45m. The extension would be finished in bricks and tiles to match the existing building and would have French doors and a full height window to the rear and two rooflights above. The extension would accommodate a dining room.

Relevant Planning History:

AWDM/0054/18 - Lawful Development Certificate for proposed single-storey side extension to east elevation – Approved

Consultations:

None required

Representations:

None received

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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 extension is located to the rear of the property and is mainly screened by the garages to the east side. A small section of vertical wall would be visible above the garages to the side and from the road to the front, where it adjoins the flat roof of the existing side extension, however this is set back over 16m from the road and would not appear prominent in the street scene. This detail is to accommodate a monopitch roof for the extension which is considered to be more attractive than the alternative of a flat roof and also provides a lower eaves height than could be achieved with a flat roof. Given the narrow width, set back position and single storey height of this visible part of the extension, it is not considered that this would result in any significant harm to visual amenity.

The proposed extension is subsidiary in scale and form to the existing building and would be finished in materials to match, reflecting the character of the property.

There would be no adverse impact on the character of the street scene or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbour is the adjoining property to the west side at No.21. This property is separated from the application site by a high fence and has a conservatory to the rear. The proposed extension would not extend any further to the rear than the neighbour's conservatory and would not extend beyond a 45 degree line projected from the midpoint of the neighbour's rear facing doors. The roof of the extension would be higher than the neighbour's conservatory roof due to the steeper pitch required however the monopitch roof form results in a lower eaves at its furthest point, than would be possible with a flat roof.

A single storey extension of the depth and height proposed that does not extend any further than the neighbours conservatory would not have any adverse impact in terms of light or overshadowing and would not appear overbearing or oppressive to the neighbour. There are no openings proposed to the side elevation and no overlooking would occur.

No other neighbours would be affected by a single storey extension in this position.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to west side elevation of extension

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: Amanda Haslett Date: 20/12/24

Authorised by: Jo Morin Date: 20.12.2024