Expiry: 29/12

Development Control – Delegated Officer Report

Application Number: AWDM/1539/23 Recommendation: Refuse

Site: 41 Windsor Road, Worthing

Proposal: Single storey rear extension.

Date of site visit: 23/11

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to an Edwardian semi-detached house on the west side of Windsor Road. The property has a double storey curved front bay with gable window and a hipped roof. It is finished in rough cast and painted render.

At the rear it has a half width outrigger off the boundary with No. 43 to the north which has the same outrigger. Both properties have adjacent living rooms in the main rear wall with French doors onto a patio area. A typical close boarded fence, approximately 1.8 metres in height, defines the boundary.

This is an established residential area in East Worthing. It is not a conservation area and nor is the property listed. There are no protected trees on the site.

Proposal

Permission is sought to fill in, at single storey level, the gap between the outrigger and No. 43. The proposal includes a party wall straddling the boundary and the correct notice has been served.

The extension measures 4.9 metres in depth and 3 metres in width. It has a flat roof with a maximum height of 3.35 metres. A dome light is also proposed. It is to be finished in white painted render.

Relevant Planning History:

None.

Consultations:

None.

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Representations: Letter from neighbour at 43 as follows:

> Thanks for your visit today my wife and myself have had further thoughts and we would not be in a position in the foreseeable future to go ahead with any extension on the proposed plans.
>
> we also now feel that this would impact the light and use of the second reception room on our property
>
> if for some reason we are in a position to extend the we would go for a joint application
>
> With this in mind we wish to withdraw our support for the proposed extension.

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.

Residential Amenity

Adopted Supplementary Planning Guidance has the following advice for applicants when designing extensions:

A carefully designed extension is important in order to reduce its potential impact on your neighbours. Such consideration should avoid any excessive loss of light and privacy and will reduce any overbearing effect of the extension. As most dwellings have the main windows to principal rooms facing towards the front and back of the property, extensions close to a neighbour's boundary can significantly reduce the amount of daylight and sunlight reaching the principal rooms of adjoining houses. Whilst each application is considered on its own merits, this problem can often be overcome in the case of single storey extensions by ensuring that they do not project more than 3m (10 ft) from the rear wall of the original dwelling house.

However, there are some important exceptions to this rule, where this depth may need to be reduced, of can be increased. For example:-

- *where there is a difference in levels between the property being extended and the neighbouring properties;*
- *extensions to older buildings which would require higher ceilings to be consistent with the original house;*
- *where the extension lies to the south of the neighbouring property; and*
- *where the extension will cause a "tunnelling effect".*

The SPG includes a useful illustration of a 'tunnelling effect'. It exemplifies the exact type of extension now planned.

The extension is due south of No. 43. It will include a flank wall straddling the boundary that exceeds the height of the door and windows in No. 43's rear living room.

The height and depth of the extension will lead to an unacceptable tunnelling effect harmful to the light and outlook to No. 43's rear living room. It will also have an overbearing impact on this room.

Visual Amenity

The extension is to the rear and acceptable in design terms.

Recommendation

REFUSE for the reason:-

The siting, height and depth of the extension proposed would have a 'tunnelling effect' on No. 43 and would lead to a loss of light and outlook and result in an overbearing impact. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan, adopted Supplementary Planning Guidance 'Extending or Altering your Home' and the relevant paragraphs of the national Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

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

Case Officer: MOK Date: 6/12/23

Authorised by: Jo Morin Date: 06.12.2023