Development Control – Delegated Officer Report

Application Number: AWDM/1462/24 Recommendation: Approve

Site: 11 Malvern Close, Worthing

Proposal: Proposed replacement single storey rear extension

Site visit: 21.1.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to mid-terrace two storey dwelling located on the north side of Malvern Close. Its main 2 storey rear wall is staggered and there a single storey lean-to addition infilling and extending to the rear and is set in from each side boundary.

Proposal

Permission is sought for the construction of a single storey extension to the rear following removal of the existing lean-to. It would measure approximately 4.3 metres in depth from the existing recessed rear wall on the west side and 3.1 metres in depth from the projecting rear wall on its east side. Revised plans have been received to set the extension in from the boundaries and proposing a flat roof up to 2.9 metres in height approximately. A painted rendered finish and tiled roof is proposed.

Relevant Planning History:
None relevant

Consultations:
None

Representations:

One representation has been received from the neighbouring occupier at No.15 to the east of the application site, objecting to the application on the following grounds as summarised:

- Overbearing structure - the height would be 80cm higher than the existing structure and closer to the boundary.
- Loss of light to rear Kitchen/dining/playroom served by bi-fold patio doors which face NNW, no alternative light source
- Overshadowing to patio
- Lack of detail on plans – external finishes no specified. Depending on the finish could affect whether it would be more overbearing or out of character

- Not clear whether the structure would be built up to the boundary line. Issues of maintenance.

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 extension would be at the rear of the house where it would not be readily visible in the streetscene. Although the proposals now involve a standard flat roof, as opposed to the more sympathetic pitched roof and parapet originally proposed, given the position at the rear this would not cause any significant impact to visual amenity and the use of matching materials would help to blend with the recipient building. Design and impact on visual amenity is considered acceptable.

Residential Amenity

The main impact arising from the proposals would be to the occupiers of the adjoining dwellings at No. 15 to the east and No.9 to the west. Neighbouring dwellings to the rear would be sufficiently remote from the proposed extension to avoid any significant impact.

On the east side, No.15 has no rear extensions to their own projecting wall that mirrors that of the application dwelling. There is a patio door within this rear wall providing the main outlook and light to the rear room, which is understood to be an open plan kitchen/dining room. The room is enclosed on its eastern side by a rear lean-to addition that infills and encloses to the rear of the kitchen area. The proposed extension would be approximately 0.1m deeper on its east side wall than the existing structure (3.1m in total) and as originally submitted the proposed extension would extend up to the boundary. However, during the course of the application revised plans have been received to set the extension in from the east boundary by 0.75m approximately, to avoid the SVP on this side and to reduce the impact to the neighbouring occupier in terms of light and enclosure. On the basis of the revised drawings it is considered that the proposals would not pose any significant threat to the amenities of No.15.

On the west side, the adjoining dwelling at No.9 has infilled to their own recessed wall with a small lean-to addition that extends closely to the boundary with No.11. It has rear windows and a glazed door across much of its width. There is also a single storey addition to the rear of the projecting wall on the other side. Main outlook is to the rear. The proposed extension would extend approximately 2.3 metres beyond the rear of

the neighbours own rear addition closest to the boundary. Revised plans have been received which indicate a small set-in on this side to deal with encroachment concerns. Although the extension would be relatively deep on this side, having regard to its height and the relationship with the neighbours own additions, on balance it is considered that there would be no significant impact to the amenities of occupiers of No.9 in terms of light or outlook.

No side windows are proposed and a condition to prevent any further windows in the east or west side walls is recommended in the interests of protecting privacy.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No further side windows/openings (east and west)

Informative
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.

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

Case Officer: Rebekah Hincke Date: 27.2.2025

Authorised by: Louise Prew Date: 03/03/2025