Expiry Date - 07/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0032/25 **Recommendation – APPROVE**

Site: **8 Whylands Avenue Worthing West Sussex BN13 3HG**

Proposal: **Single storey rear extension (inc. replacing stores to rear of garage).**

Date of site visit: 09.04.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises a link-attached chalet house fronting the north side of Whylands Avenue within an outer residential suburb of the town. A covered passageway links the house to a garage/store building adjoining to the west side, which in turn is attached to the flank of the neighbouring chalet house (No.10). The east flank wall of the dwelling is attached to the garage belonging to No.6.

The surrounding land slopes down to the west and south so that the application dwelling is slightly higher than its neighbour to the west (No.10), but lower than its neighbour to the east (No.6), and slightly elevated in relation to the adjoining public highway.

The site is not listed or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought to remove the store(s) to the rear of the garage and erect a single-storey extension to the rear of the garage and extending eastward covering approximately half of the rear elevation. It would extend 3m northward from the rear wall of the dwelling (and from the rear of the existing store(s) to be removed) having an overall width of 7.2m. The proposed brick-built extension would have a flat roof 2.65m high with centrally positioned roof lantern.

Certificate B has been served on the neighbour to the west (No.10) in relation to the proposed over-sailing eaves detail which is shown to encroach the site boundary.

Relevant Planning History: None

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Consultations: None

Representations: None received.

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 size, form and construction materials of the proposed extension is in keeping with the scale and appearance of the existing dwelling. The proposed flat roof and roof lantern will be taller than the existing garage roof but will have no significant impact on the appearance of the dwelling in public views from the road.

Residential Amenity

The proposed extension will be set off nominally from the western site boundary and will extend rearward to the same depth as a conservatory attached to the rear of No.10 sited adjacent to the common site boundary. There are no windows in the side of the latter. The flat roof of the extension will project above the eaves height of the neighbour's conservatory, which is sited on lower ground, and will marginally over-sail the common boundary. Although this is a slightly unusual detail, the extension won't harmfully impact the amenities of No.10.

There will be a separation distance of 4m between the east side of the extension and the eastern site boundary. No windows are proposed in this side elevation.

A rear garden depth in excess of 10m will be retained.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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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.

The Applicant is reminded that, notwithstanding the grant of planning permission, the separate consent of the neighbouring landowner is required for any part of the proposed extension that encroaches or overhangs the site boundary.

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

Case Officer:	Jo Morin	Date: 11.04.2025
Authorised by:	Louise Prew	Date: 11/04/2025