Development Control – Delegated Officer Report

Application Number: AWDM/0169/24 Recommendation: Approve

Site: 4 Ladydell Road, Worthing

Proposal: **Removal of rear projection & conservatory and construction of single-storey rear extension.**

Last visited: 08.01.2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a semi-detached two storey house located on the east side of Ladydell Road. It has a 2-storey bay window with tile hanging and arched entrance detail in brick to its front elevation, with part brick/part render to its front wall, matching that of the adjoining dwelling including a hipped roof form. There is a modest lean-to addition to its rear elevation and there are two sheds linked by covered areas to the north side of the dwelling, which are positioned beyond a close-boarded timber fence at the frontage. There is also a timber garden building in the rear garden. There is parking on a tarmac and concrete hardstanding to the frontage which is gated at its entrance.

This is a predominantly residential area with some variation in dwelling types and designs but with similarities in traditional detailing. The adjoining dwelling at No. 2 to the south has been extended to its south side wall with a garage structure, and has a single storey rear extension. To the north, No.6 is a detached dwelling set back slightly in its alignment from No.4 and it has a garage added to its side elevation set back from its front wall. There is also a single storey extension to its rear.

Permission was granted earlier in 2024 for the construction of a single storey side and rear extension to wrap around its north and east walls (AWDM/1523/23 refers). The current proposals have deleted the side extension and propose a revised single storey rear extension following removal of the existing rear lean-to. The proposed rear extension would be across the width of the building and would measure approximately 2.7 metres in depth from the main rear wall. A lean-to roof is proposed which would measure up to 3.5 metres in height approximately.

Relevant Planning History:
AWDM/1523/23 Removal of rear projection, conservatory and sheds, and construction of Single-storey Side & Rear extension, including Garage. Approved 23.01.2024

Consultations:
None

Representations:
None received

Relevant Planning Policies
Worthing Local Plan 2020-2036: 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 extension would be to the rear of the dwelling where it would not be readily visible in the streetscene or cause any significant harm to visual amenity given its scale and design.

Pained render and interlocking clay tiles are proposed which would be sympathetic to the existing render/brickwork and plain clay tile finish and can be secured by condition.

Design and impact on visual amenity is therefore considered acceptable.

Residential Amenity

The main impact as a result of the proposals would be to No. 6 and No.2 Ladydell Road which are sited to the north and south of the site respectively. There are bungalows to the rear (east) and other two storey dwellings on the opposite side of Ladydell Road but these would be sufficiently separated to avoid any significant impact arising given the scale of the proposals.

To the south side, the adjoining dwelling at No.2 has its own rear extension which is set away from the boundary with No.4 by approximately 3.5 metres and has a side window facing north towards No.4 and a window with outlook towards the rear (east). There are fully glazed doors in the main rear wall close to the proposed extension and these would appear to serve a habitable room. The previous approval allowed a 2.5 metre deep extension and the current proposals would be 2.7 metres in depth. The deletion of the 'wrap-around' element of the previous scheme would bring the current proposals within the size allowances of permitted development. Although the neighbours rear window would be enclosed on both sides including by the neighbours own extension on the south side, given the limited depth proposed which would replace an existing structure (albeit deeper and higher) and the site orientation, and having regard to permitted development allowances, it is considered that a refusal on neighbour amenity grounds would not be justified in terms of loss of light or outlook. A condition can be attached to ensure no side windows are installed on the south side in the interests of protecting privacy.

To the north side, there would be adequate separation to avoid any significant impact to the occupiers of No. 6 to the north given the scale of the proposals and relationship with No.6 particularly with the neighbours intervening garage structure.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No further windows etc (south elevation)

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: Rebekah Hincke Date: 14.03.2024

Authorised by: Louise Prew Date: 14/03/2024