Expiry Date - 24/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1114/24 Recommendation – APPROVE

Site: 2 Keymer Crescent Worthing West Sussex BN12 4LE

Proposal: Proposed single storey rear extension.

Date of site visit: 30/09/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is located on the north side of Keymer Crescent within a residential area. The property is set-back a relatively short distance behind a staggered brick wall in a basket weave pattern with brick piers. A single access gate leading to the front entrance door and side access of the property is located to the east of the wall and double access gate serving a hardstanding fronting the property's garage is located to the west of the wall, the hardstanding is large enough to accommodate a single regular-sized vehicle. The remainder of the front garden comprises hard landscaping, a tree, and shrubberies of various sizes. The property itself comprises a modest sized link-detached bungalow with white render elevations, a plain tiled hipped roof, and white UPVC openings. The bungalow exhibits a front porch and a rear conservatory, the latter of which projects from the existing gable feature to the east side of the rear elevation. The rear garden space of the property is of a good size and consists of patio slabs flanking the bungalow and surrounding the conservatory, a grass area which extends to the rear, and a generous amount of trees and vegetation, particularly along the shared boundaries and to the rear of the plot.

The property reflects the prevailing character of other properties along Keymer Crescent in terms of form, scale, design, relationship with the street scene, and plot size. The property occupies the easterly-most plot to the south side of the Crescent, meaning the properties that reside to the west side of Alinora Avenue No. 33-39 (odd) have a shared rear boundary with the application property.

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

Proposal:

Permission is sought for the demolition of the existing conservatory and the construction of a single-storey pitched roof rear extension. The extension

would project approximately 3.6m off the existing aforementioned gable feature, have a width of approximately 3.3m, and a peak height of approximately 3.8m, shallowing to 2.7m at eaves level. Openings to the extension would comprise a door and window to the west side, window to the rear (north), high level windows to the east side, and a roof light to each roof plane (2No, total).

Representations: None received.

Consultations: None undertaken.

Relevant Planning History: None.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 virtually replicate the footprint of the existing conservatory differing only through its squared-off rear elevation rather than chamfered as exists. Although of a similar overall scale, the extension would have a heavier massing and appearance by virtue of the solid materials proposed. Notwithstanding, it would only be marginally visible from an oblique angle along Keymer Crescent via the visual gap between No. 33 Alinora Avenue and their respective garage abutting the shared boundary with the application property. The extension would therefore not be visually intrusive within the street scene. The extension would sympathise with the existing layout and unique features of the bungalow as it would project in harmony and flush with the existing gable projection to the rear, set in approximately 0.2m from the existing side (east) elevation. Matching materials are proposed which would respect the original character of the bungalow and eliminate the potential for awkward blending of materials. In any event, the extension is considered to be of a modest scale given the context of the property and relationship with the surrounding area.

The proposal is acceptable on visual amenity grounds.

Residential Amenity

The only material change that would occur from the existing conservatory would be the additional massing and altered form. This change is not anticipated to result in a detrimental impact on neighbouring amenity in view of the established conservatory and given the sites relationship with adjacent neighbours; the extension would be sited to the east side of the rear elevation which is considered to be a good distance from the link-attached neighbour to the west No. 4 Keymer Crescent, and to the east are the rear gardens of No. 33 & No. 35 Alinora Avenue which are located behind tall close boarded fences. The extension would not pose an overbearing or overshadowing impact on neighbours owing to this context.

The existing conservatory exhibits large windows allowing for a 180 degree outlook to the rear, thus, given the extension is virtually replacing this footprint, the existing situation in respect to outlook is not materially changing and the positioning of the proposed fenestration would have no harmful overlooking impact on neighbours.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials

Informatives:-

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: Jason Albon Date: 23.10.2024

Authorised by: Jo Morin Date: 24.10.2024