Expiry Date - 10/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0417/24 Recommendation – APPROVE

Site: 44B Marine Drive Worthing West Sussex BN12 4QN

Proposal: Ground floor single storey extension and replacement of the existing porch roof with a new roof

Date of site visit: 13/05/2024

Neighbours checked: Y

Additional neighbour notifications: Y – re-notified of the amended description to include the replacement of the existing porch roof.

Site and Surroundings

The application relates to 44B Marine Drive which is located and has its primary access to the north of the road. 44B is a first-floor flat within a two-storey detached building comprising a total of 2No flats; 44A occupies the ground-floor of the building. The properties occupy a corner plot with the adjacent road to the west Aldsworth Avenue, where access to 44A is located. The curtilage of the property fronting the highways land comprises a shallow brick wall with tall evergreen hedge above for the most part. A driveway which leads to the respective properties' garages is located behind metal access gates to the north side of the plot off Aldsworth Avenue. The applicant is in ownership of the stretch of footpath which extends from Marine Drive to serve the front access labelled as a porch and entrance lobby in the submitted plans and much of the rear garden space. By comparison, 44A is in ownership of the majority of the plot; nearly the entire front/ side garden space and some to the rear. The extent of each property's boundary is defined via partition walls in the garden.

The application property's porch and entrance lobby projects from the side (east) elevation of the main building and comprises brick and glazing elevations and a flat roof. The projection is situated behind the front building line of the property but forward of the rear building line.

The property is not located within a Conservation Area and is not a Listed Building.

Proposal:

Permission is sought for a single-storey extension to project north of the existing porch/ entrance lobby to infill the north-east void in the buildings footprint. The extension would amount to a footprint of approximately 3.3m x 2.1m and measure approximately 2.55m high.

The extension would create a utility room incorporating a W/C and cloakroom. It would comprise matching brick elevations, a flat roof, 2No. side (east) windows, and a rear (north) door.

The existing flat roof to the porch and entrance lobby would be replaced with a new flat roof to match the extension.

Relevant Planning History:

Permission granted at 44 A for proposed single storey extension to kitchen and rebuilding and extending porch under 03/00202/FULL, decision issued 11 Apr 2003.

Consultations: None.

Representations: 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 only material change that would occur from the view of the street scene would be the raising of the existing porch and entrance lobby roof by a mere approximately 0.1m. The roof form would remain flat. This alteration is considered to have a negligible impact on the street scene, owing in part to its position set-back a significant distance and obscured from many public vantage points.

The proposed extension would sit flush with the existing porch and entrance lobby in all respects and would adjoin the existing rear elevation of the building which denotes a harmonious form of development which respects the existing buildings layout.

The proposal would not result in an adverse effect on visual amenity.

Residential Amenity

The proposed extension would pose a visible alteration to the views from the adjacent neighbour to the east No. 42's rear garden and their westerly rear windows. Notwithstanding, the extension is considered to be of modest proportions within this context and would not compromise the existing gap to the shared boundary with this neighbour (approximately 0.95m) by virtue of its alignment with the existing porch and entrance lobby. The extension would not result in a materially overbearing or overshadowing effect on this neighbour.

Whilst the proposed side (east) windows would be oriented towards this neighbour, the resulting overlooking is not considered to be material in view that the extension is not a habitable room and a tall boundary wall separates the properties. The proposed rear door would face towards the applicants own garden space. No unneighbourly overlooking would occur.

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:-

1. 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: 06.06.2024

Authorised by: Jo Morin Date: 10.06.2024