Expiry Date - 23/12/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1370/24 Recommendation – APPROVE

Site: 71 Shirley Drive Worthing West Sussex BN14 9BB

Proposal: Demolish existing conservatory and erect a single storey rear extension.

Date of site visit: 20/01/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to a detached property on the western side of Shirley Drive. The properties are located comfortably within their plots with the host having a linked garage to the northern boundary. Within the rear garden of the host dwelling there is a small greenhouse within the garden. The property has a shallow rear conservatory that runs the full width of their house, connecting to the existing rear extension.

The site is not located within a conservation area and the building is not listed. There are no protected trees on site.

Proposal

The proposed development relates to a single storey flat roofed extension with a shallow pitch to the rear of the application site. It is proposed that the extension to the rear would connect to the existing rear extension to create a full width single storey aspect to the proposed site in place of the conservatory. The rear extension is proposed to host a set of French doors to the rear. The flank elevations are not proposed to host any openings.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2024)

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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

Due to the location of the proposed development, to the rear of the site there is not considered to be any impact on the visual amenity of the street scene. This is because there will not be any views available from within the public realm.

The materials proposed within the extension are to match that of the host dwelling which assists in the proposal being subservient in form. Furthermore, the single storey nature allows the extension to not dominate the host dwelling.

As such it is considered that the proposed works to the site would be acceptable in terms of visual amenity.

Residential Amenity

The neighbouring properties to the north and south will be most affected, this is due to the introduction of a brick extension to the rear. The presence of the existing extension to the south of the rear elevation mitigates some of the impact from the proposal with the extension not increasing the depth that is already present.

To the north of the site the neighbour has an extension which has a greater depth than the proposal. In addition to this the garage results in further separation from the neighbour to the north. With the presence of an extension on the neighbouring property being larger with a building line further into the garden it is not considered that the proposed extension would overshadow the neighbouring sites to an extent that would be demonstrable to the application.

The omission of windows in the side elevations has allowed for the potential for overlooking to be reduced. The only windows and doors on the proposed extension would provide views over the applicants’ rear garden. The views from within the extension are similar to those currently available from within the conservatory to the rear of the site. There is not considered to be any overlooking of the neighbouring properties achieved from the proposal.

It is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

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Recommendation

APPROVE subject to Conditions:-

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

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: Finlay Gardner Date: 22/01/2025

Authorised by: Louise Prew Date: 22/0/2025