Development Control – Delegated Officer Report

Application Number: AWDM/0967/23 Recommendation: Approve

Site: 50 Ripley Road

Proposal: Proposed single storey rear/side extension.

Date of site visit: 01/08/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a two storey terrace dwelling on the eastern side of Ripley Road, a residential street which comprises primarily two storey dwellings. No. 50 has a two storey flat roof bay to the front. The front garden has been covered in hard standing to provide the parking for the property with space for two cars. The rear of the property hosts a single-storey rear extension with conservatory-style utility room attached to the north side. There are a number of garden outbuildings to the rear.

Proposal
The proposed development is to demolish the existing utility room to make way for a new 6m deep extension to the side/rear of the property. The proposed extension would host a flat roof to match the height of the existing rear addition, with flat roof light. A door on the south side would provide access with steps into the rear garden. A window is proposed on the rear elevation. The walls would be finished with materials to match that of the existing dwellinghouse.

Relevant Planning History: None relevant**.**

Consultations: None

Representations:
No representations received.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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

Although located to the side the proposed extension is set well back from the street and would have very limited impact in street scene views and not significantly different to the existing conservatory structure. Therefore it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

Residential Amenity

No detrimental impact to residential amenity as the extension is minor in scale and well-separated from neighbouring dwellings.

The neighbouring property to the north, West Worthing Evangelical Church, would potentially be most affected by the proposed development with the introduction of an extension on their boundary line. However, there is a public right of way to the north of No.50 which provides a separation of approximately 2.2m. Also the nature of the building to the north means that it is not considered to be adversely impacted by the proposed development.

As such it is not considered that the proposed extension would result in a demonstrable impact on either neighbouring property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No windows north side

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: 08/09/2023

Authorised by: Jo Morin Date: 11.09.2023