Expiry Date - 27/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0108/24 Recommendation – APPROVE

Site: 28 Lavington Road Worthing West Sussex BN14 7SN

Proposal: Proposed single storey rear extension

Date of site visit: 22/03/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a property on the northern side of Lavington Road a road which comprises semi-detached properties situated comfortably within their plots. Each of the properties has a long garden to the rear. A number of the properties have had a single storey rear extensions and conservatories, including the properties on both sides of the application site. The application site has an existing rear extension.

A number of the properties along the road have converted the front gardens to provide off street parking. Some, like the neighbour to the east, have garages to the rear of the site.

Proposal

The proposed development related to a single storey flat roofed extension to the rear of the application site. It is proposed to be the full width of the existing dwelling with bi folding doors to the rear elevation. There are no openings within the side elevations. The flat roof is proposed to be slightly higher than the eaves of the host dwelling.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies

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

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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 dwelling it will not be visible from the public realm. 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 the neighbouring dwellings due to the minor scale of the proposal in accordance with the above SPG.

The neighbouring property to the east (No.26) would potentially be most affected by the proposed development with the introduction of an extension to the boundary of the garden. The property to the west, due to the separation distance and outbuilding it is not considered to be significantly impacted.

There will be a small sense of enclosure created on the amenity space of the neighbour to the east, this is due to the introduction of the extension on the boundary. The neighbour also has an extension which will enclose a small section of amenity space. The introduction of the extension will also create some overshadowing, this will be on the window to the neighbour and that small section of amenity space.

Under the properties permitted development rights there is the potential for the introduction of an extension larger than the one which forms this application, that could run along the boundary having a greater impact on the neighbouring properties amenity space. As such there is considered to be a fall-back position for an extension to the rear and the proposed application is not considered to result in a development that would be significantly worse than that available under permitted development.

Due to the single storey height of the proposed development and the omission of windows within the side elevations of the extension there is not considered to be any overlooking as a result of the proposal. The doors to the rear face the applicant’s garden. As such there is not considered to be any overlooking achieved from the proposal.

As such 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
4. No windows in the side walls of the extension

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: 27 March 2024

Authorised by: Gary Peck Date: 27 March 2024