Expiry Date - 01/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0159/24 Recommendation – APPROVE

Site: 1 Downlands Gardens Worthing West Sussex BN14 9EZ

Proposal: Single storey side extension

Date of site visit: 27.02.24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property comprises an end of terrace property on the corner of Downlands Gardens and Sompting Road. It faces the junction with Sompting by-pass. The property is constructed in a yellow brick with white timber details to the ground floor frontage and apex of the gable end.

The property has a wraparound garden to the front, side and rear. There is an approx. 2m high wall/fence to the west and southern boundaries and level with the frontage of the property to the side boundary. The front garden is landscaped with trees and shrubs.

The property has an existing timber shed in the side garden,

The area is mixed with residential and commercial opposite to the north and west. There are a variety of building types, ages and setbacks to the street.

Proposal

The application proposes a single storey side extension, 3.3m wide x 4.8m deep on the west side of the property. It would have a slight set back to the frontage with windows to the front and rear elevations. An internal door is proposed to the existing living room. The proposed extension would have a lean to pitched roof.

The proposed extension would be set back from the side boundary and the rear of the property. The extension would provide a downstairs bedroom.

Relevant Planning History:

None

Consultations:

None undertaken

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Environmental Health – Require a contaminated land condition

Representations: None received

Relevant Planning Policies

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

The proposed extension would be to the side. It would be set back slightly from the main front elevation but would be visible due its corner location and the slope of the land meaning the property is at a higher level than the land to the west and south. The site is however enclosed by wall and fencing to approx. 2m and the extension will be set back from the western boundary by a minimum of approx. 2m. The proposed extension would be of matching materials and fenestration. Although prominent, in view of its set back, existing boundary treatment and the character of the surrounding area being mixed in size, type and location to the boundary it would not be out of character with the street scene and would be subservient an in character with the main dwelling house.

Residential Amenity

The proposed extension would be to the western side of the property and would not impact on neighbouring properties in terms of loss of light visual impact or overlooking

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 identifying matters of concern within the

application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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:	Jackie Fox	Date: 26.03.24
Authorised by:	Gary Peck	Date: 26 March 2024