Expiry Date - 04/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0668/23 Recommendation – APPROVE

Site: 15 Madeira Avenue Worthing West Sussex BN11 2AT

Proposal: Single storey rear extension with terrace area above, rooms in roof consisting of rear dormer with Juliet balcony with roof lights to east and west elevations.

Date of site visit: 14.06.23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site comprises a two storey detached dwelling on the west side of Madeira Avenue. The application has a two storey outrigger to the rear of the property and single storey element to the outriggers southern side. The drawing show there was also a sun room which has been partially removed. The property has an attached flat roof garage to the southern side.

The property has enclosed rear garden with approx. 1.8m high fencing/walls to the south and north boundaries. To the rear is the boundary with Beach House park which comprises a substantial flint wall and mesh fencing to a height of approx. 3m, there are also mature trees within the park offering glimpses of the property.

No 13 Madeira Avenue is a large detached property just off the southern boundary. It is two storey along the boundary beyond the rear of No 15, with a conservatory beyond. There are four obscure windows in the northern elevation of No 13 facing No 15, two at ground floor and two at first floor.

No 17 to the north is a semi-detached property set off the boundary with No 15.

Proposal

The application proposes a single storey rear extension to fill in the area to the rear of the garage and southern side of the two storey outrigger. The extension would project back to the rear of the outrigger. Above the extension adjacent to the outrigger a terrace is proposed with frosted screening to the southern side and railing facing west towards the park. The extension would have a window and doors to the western elevation at ground floor and two roof light balcony windows within the flat roof on the southern element of the extension.

It is also proposed the convert the roof space and erect a dormer with Juliet balcony and two further walk out roof light windows to the west elevation, two further roof light windows are proposed to the eastern front elevation.

Relevant Planning History: None

Consultations: None undertaken

Representations: None received

Relevant Planning Policies

National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Guide for Residential Development (SPD)

Worthing Local plan 2023

DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM16 - SUSTAINABLE DESIGN

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 extension, first floor terrace and Juliet balcony will be at the rear of the building and will not be unduly visible from the street. It will be possible to glimpse it from Beach House Park to the west, but it is set back and views will be softened slightly by boundary trees and the glazed and open material.

There are several examples of balconies and extensions in the near vicinity.

The property is large and the proposed would not have a harmful appearance on the character of the area or the building.

Residential Amenity

The most affected properties are 13 and 17 Madeira Avenue.

In terms of No 13 this property is close to the boundary with No 15, it is two storey along the boundary and the extension would be north of them. No 13 has 4 windows in its northern elevation all of which are obscure glazed. The proposed extension would be north and with the proximity of the boundary and height of extension proposed it is likely that there would be some loss of

light to the ground floor effected rooms, however in view of the obscure nature of the windows and the northerly aspect it is not considered that it would cause detrimental loss of light so as to refuse the application.

With regards to overlooking, the first floor terrace would be set away from the boundary and set back slightly from the rear wall of the outrigger. Frosted screening is proposed to the southern elevation. In view of the obscure windows to No 13 and the setback position it is not considered that the proposed terrace would cause adverse overlooking of No 13.

The Juliet balcony and opening roof lights would face west towards the park, although higher than the proposed balcony in view of the proposed location and location of No 13, it is not considered they would cause detrimental overlooking.

In terms of No 17 this is to the northern side. The extension and terrace will be to the southern side of the outrigger of No 15 and would not therefore have an impact on No 17 in terms of loss of light or overlooking.

The Juliet balcony and rooflight balcony windows would case no further overlooking than currently exists for domestic gardens in this configuration.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Not to be used until obscure glazing screen is installed.
4. 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: Jackie fox Date: 03.07.23

Authorised by: Jo Morin Date: 03.07.2023