Expiry Date - 11/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1187/24 Recommendation – APPROVE

Site: 42 Angola Road Worthing West Sussex BN14 8DU

Proposal: Proposed single storey side extension. New rooflights and fenestration

Date of site visit: 11/11/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a property on the eastern side of Angola Road. The properties are situated comfortably within their plots. Each of the properties within the subject terrace has a garden to the rear. The application site is an end of a three-property terrace with an area for parking.

The site has an existing rear extension which protrudes past the side elevation of the property.

Proposal

The proposed development relates to a single storey flat roofed extension to the side of the application site. It is proposed that the extension to the side would be to the width of the existing rear extension. The depth of the extension would be to 3m towards the front of the site.

The other aspect of this proposal relates to the introduction of a rooflight to the toilet, a roof lantern to the existing rear extension and new doors to the rear.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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, there will be an impact on the visual amenity of the street scene. This is due to the location extending to the front of an existing extension to the side of the host dwelling. With the existing rear extension protruding past that of the side elevation there is already an impact on the street scene. It is not considered that the introduction of the extension would result in a demonstrable impact to the street scene.

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 street scene or the host dwelling.

The associated alterations to the existing rear extension such as the new rear facing doors, roof light and roof lantern are modest in scale and not visible from the street. They are not going to have an adverse visual impact.

As such it is considered that the proposed works to the site would result in an acceptable impact on the visual amenity.

Residential Amenity

The neighbouring property to the south (No.40) would potentially be most affected by the proposed development with the introduction of an extension towards the boundary of their garden. With an existing development to the rear of the site there is already the presence of some footprint beyond the rear elevation of the neighbour. The extension to the side of the site would not have any significant overbearing, overshadowing or overlooking impact on the neighbour. This is due to the separation distance from the site and the boundary treatment blocking most of the views that would impact the neighbour.

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 window to the front of the site would face the road and not provide any views which are not already available from within the public realm.

The rear doors, roof light and sky lantern to the rear of the site are not considered to provide any views into the neighbouring properties that would result in any overlooking of the neighbouring amenity space.

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

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: 11/11/2024

Authorised by: Louise Prew Date: 11/11/2024