Expiry Date - 31/03/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0124/25 **Recommendation – APPROVE**

Site: **36 Christchurch Road Worthing West Sussex BN11 1JA**

Proposal: **Single storey rear extension, following demolition of existing garage.**

Date of site visit: 22.04.25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

Christchurch Road comprises primarily older style residential properties of a mix of predominantly bay fronted properties with a low wall to the frontage.

No 36 is a semi-detached property with driveway to the southern side. There is a garage/outbuilding in the south east corner of the property.

The attached property No 38 to the north has a small lean-to to the rear on the boundary.

To the east are properties facing Hertford Road. Nos 7 and 9 back onto the site. Both properties have two storey outriggers to the rear and No 7 has a further single storey extension beyond the rear outrigger. Both properties have short rear gardens

There is a mixture of wall, fencing and shrubs to the boundaries.

Proposal

The application is a resubmission following a refusal for a single storey rear extension. The current application projects approx.4.5m to the rear with a width of approx. 5.8m. It would be set approx. 0.33m from the boundary with No 38 and approx. 1.8-2m from the rear boundary with 9 and 7 Hertford Road. The proposed extension would involve a living/dining area 4.5m deep to a height of approx. 3.1m

The proposed extension would have a flat roof with light lantern about the living/dining area. A chimney flue is also proposed.

Bi-fold doors are shown to the southern side of the living/dining area and a door to the store.

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Relevant Planning History:

AWDM/1546/24-Single storey rear extension (following demolition of existing garage). REFUSED

The proposed extension, by reason of its length, height and siting would be an overbearing addition which would cause an unacceptable loss of light and prospect to the detriment of the residential amenities of the occupiers of No. 38 Christchurch Road and 9 Hertford Road. The proposal is therefore contrary to policies DM2 and DM5 of the Worthing Local Plan, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework.

Consultations:

WSCC Highways

This application seeks the erection of a single-storey rear extension, following the demolition of existing garage. The site is located on Christchurch Road, an unclassified road subject to a speed restriction of 30 mph.

For context, WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application AWDM/1546/24, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

For the current submission, no alterations are proposed to the existing vehicular access arrangement. The LHA does not anticipate that the proposals would give rise to a material intensification of use of the existing access point.

The proposals will result in the loss of an existing garage. However, there appears to be suitable space retained within the existing driveway to accommodate an appropriate amount of off-street car parking provision, as per WSCC Parking Standards. The LPA may wish to seek replacement cycle parking provision if they deem it appropriate to do so.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Representations:

None

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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.

The application is a resubmission following a refusal and now involves a reduced depth to the extension

Visual Amenity

The proposed extension would be at the rear of the property. Although the extension is contemporary in design it is not considered that it would be out of character with the property with matching materials. The application also indicates that a flat roof garage would be removed, which will ensure that the site is not overdeveloped. A condition to secure its removal is considered appropriate.

Residential Amenity

The most affected properties are 38 Christchurch Road and 7 and 9 Hertford Road.

In terms of No 38 this property has what appears to be an original outhouse projecting from the rear of the property on the boundary. The outhouse projects for approx. 2.5m. The nearest habitable window at ground floor is beyond the outhouse to the north. The proposed extension has now been reduced from the original proposal virtually the whole depth of the property of 5.8m to a depth of 4.5m, thereby only 2m beyond the outhouse and provide a 1.8m to the rear boundary. The extension would be south of No 38. There is a mix of boundary treatment between the properties with a wall to the boundary with fencing and trellis above to over 2m in height with shrubbery in the corner. In view of the reduction in depth and the boundary treatment it is not considered that the extension would now be detrimental to No 38 so as to refuse the application in terms of loss of light and visual impact.

With regards 7 and 9 Hertford Road. No 7 largely sits behind the existing garage for No 36, its removal would be an improvement to this property providing potentially additional light. The proposed extension would be North West and at an angle and it is not considered that would have a detrimental impact on this property.

No 9 is directly to the east, it has a relatively short garden at the rear of approx. 3m, the application has now been amended to set the extension approx. 1.8m from the boundary, with the wall, fencing, trellis and shrubbery to the boundary it is not considered that the scheme would be detrimental to this property so as to refuse the application.

Car Parking

The proposals will result in the loss of an existing garage. However, there is suitable space retained within the existing driveway to accommodate an appropriate amount of off-street car parking provision, as per WSCC Parking Standards.

Th site is within a sustainable location.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings
5. The garage shall be removed prior to occupation 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: Jackie Fox Date: 06.05.25

Authorised by: Louise Prew Date: 06/05/2025