Expiry Date - 11/12/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1169/24 Recommendation – APPROVE

Site: 4 Thakeham Close Worthing West Sussex BN12 5BA

Proposal: Proposed single storey side and rear extension.

Date of site visit: 24/10/2024

Neighbours checked: Y

Additional neighbour notifications: Y – Re-notified No. 5 Thakeham Close of amended description/ scale of the proposal

Site and Surroundings

The application property is located to the south-east and rear of the cul-de-sac Thakeham Close within a residential area. The property comprises an irregular shaped link-detached bungalow with facing brick elevations, an interlocking tiled combination hipped roof with a flat roofed garage and rear extension along with a side (south) projecting conservatory, and white UPVC fenestration. The property's plot is triangular shaped which widens to the rear, encompassing a large private garden. The property benefits from a comparatively larger plot than most others in the surrounding area given its situation within the context of the cul-de-sac. The garden comprises a patio surround to the bungalow and grass for the remainder of the garden. Tall hedge rows and other tall trees and shrubberies act as/ border the shared boundaries of the property.

Properties within the immediate and wider locality closely match the character of the application property insofar as building type, form, scale, and relationship with the highways is concerned.

The property is not within a conservation area and is not listed. A protected tree is located to the southerly-most corner of the plot.

Proposal

Permission is sought for a single-storey side (south) and rear extension to create an open plan kitchen/ dining/ lounge and create an enlarged bedroom and additional bedroom/ study, along with a utility room and shower room. The existing conservatory would be demolished to accommodate the development. The development would comprise matching facing brick elevations, a matching tiled crown roof (except for the infill extension adjacent the garage which would be a flat roof extension flush with the existing garage), along with UPVC fenestration.

The extent of the patio surround from the existing rear extension virtually represents the extent of the development proposed; an additional depth of approximately 1.8m would be added to the existing rear extension which would extend south before doglegging west to create a 'wrap-around' style extension. The side extension element would project from the existing bungalow wall the depth of the existing conservatory (approximately 2.7m) but would extend further forward (west) by approximately 5.8m. The crown roof would have a consistent height of approximately 3.6m, shallowing to approximately 2.6m at eaves level. New windows and/ or doors are proposed to all elevations.

Relevant Planning History:

Permission granted at the application property for erection of a single-storey extension at rear under WB/0335/70, decision issued 28 April 1970.

Single-storey extension's achieved at other properties within Thakeham Close: No. 5 (99/00596/FULL), 6 (04/00344/FULL), 7 (08/1130/FULL), 8 (AWDM/0184/20 & 96/05796/FULL).

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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

Although the majority of the proposed development would be removed from the visible point of the street scene along Thakeham Close by virtue of its situation set-back from the front elevation of the dwelling (some approximately 2.35m) and to the rear of a cul-de-sac, it would still pose a visible alteration from some areas owing to its height above eaves level of the bungalow.

Notwithstanding, the development would be in keeping with the form, design, materials, and proportions of the existing bungalow and would create a logical and functional layout by infilling the voids in its existing footprint. The proposal was made acceptable following discussions with the agent to amend the proposed roof form from a full pitched roof matching the existing ridge height of the bungalow to a more sympathetic and subsidiary roof form as approved. Accordingly, the proposal would not give rise to an oppressive or intrusive form of development whilst respecting the character of the existing bungalow and surrounding area; extensions which exhibit a crown roof form are commonplace within the immediate and wider street scene.

The protected tree would be unaffected by the development owing to the separation distance.

The proposal is acceptable on visual amenity grounds.

Residential Amenity

Although the scale of the development proposed is generous and would significantly increase the overall size of the bungalow, it is not anticipated to have a detrimental impact on adjacent neighbours given the relationship; the extension would be situated a sufficient distance from the neighbour to the north No. 3 Thakeham Close (approximately 5.2m) and No. 5 Thakeham Close to the south-west, the latter of which is at an oblique angle. In any event, the tall shrubberies/ hedgerows at the respective shared boundaries would provide effective screening.

The windows and doors proposed would be to elevations where they are already established and would not give rise to overlooking concerns, owing in part to the aforementioned tall boundary treatments.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials

Informatives:-

1. 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:	Jason Albon	Date: 11.12.2024
Authorised by:	Louise Prew	Date: 11/12/2024