Expiry Date - 06/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1440/24 Recommendation – APPROVE

Site: 18 The Heights Worthing West Sussex BN14 0AL

Proposal: Demolition of existing garage and construction of two-storey front (east) and side (north) extensions, construction of single storey rear (west) and side (south) extensions and associated alterations.

Date of site visit: 16.04.24

Neighbours checked: y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of The Heights within a residential area.

The property comprises of a detached two storey brick house with small two storey central front projection with hipped roof and a further flat roof porch beyond. The property has a single storey attached garage to north which is set back from the front elevation. There is a single storey flat roof utility room to the southern side, also set back from the front elevation.

The building is set back from the road with a driveway to the northern side and a landscaped front garden. There is a low wall to the frontage with The Heights.

The Heights comprises a mixture of house types, designs and frontages with the road and site on a slope.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application is an amended scheme following approval for extensions earlier this year for part single storey and part two storey extensions.

The application proposes a two storey extension to the northern side the current scheme shows it set back at first floor only by approx. 500mm with a lean to above the ground floor as previously the main front elevation and the roof ridge is set down from the main ridge line. It would be set in 350mm from the northern boundary. The ground floor would also be slightly deeper at the rear.

The application as previously involves a two storey extension to the existing front projection. It would project 1.8m beyond the front projection. The roof would be hipped.

As previously a single storey wrap around extension is proposed to the west and south elevations, part of which is a replacement to existing. The extension would project approx. approx. 3.2m to the rear. The extension would have a shallow pitch roof. There would be steps down from the extensions into the garden which is at a lower level.

The extensions would be finished in matching brick and tiles.

Relevant Planning History:

AWDM/0719/12: Two-storey hipped roof rear extension (with centrally located inset first floor balcony); ground floor rear conservatory; raised deck; pitched roof over north side garage; and new roof over existing porch APPROVED

AWDM/2087/21: Remodelling of dwelling including part single-storey and part two-storey extensions to North, South, East and West elevations and new raised terrace/patio to rear (West).WITHDRAWN

AWDM/0288/24- Construction of two-storey front (east) and side (north) extensions, construction of single storey rear (west) and side (south) extensions and associated alterations- APPROVED

Consultations:

None undertaken

Representations:

None received

Relevant Planning Policies

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

No 18 is situated near to a corner and roundabout on The Heights, it is a two storey dwelling between two bungalows, the property to the south is a chalet bungalow with rooms in the roof space. There are however many examples of two storey housing along the road.

The application site is set well back from the road with mature and semi mature landscaping to the frontage. No 19 to the south is set further forward in the road than No 18, immediately to the north- west No 24 Ashfold Avenue relates more to the bungalows of Ashfold Avenue.

As previously approved the proposed front extension would project forward 1.8m to the existing front projection. Although it would be visible in the street scene due to the existing style of the dwelling which currently has a front projection, the amendment to hip the roof as well as the varying styles of dwellings and street pattern it is not considered that front extension would be unduly prominent or detrimental to the street scene. The extension would be in proportion and in character with the existing dwelling.

The proposed side extension has been amended as part of the current scheme and now involves an increase of the ground floor at the front and rear, it would extend to within 350mm of the side boundary. Design guidance set out in the Council's SPG – Extending or altering your home requires that any extension to the side of a building at first floor level should be positioned at least 1m in from the boundary.

Although the proposed extension does not achieve the required set in from the boundary it is noted that the relationship with No 24 Ashfold Avenue is such that a terracing effect would not be created. No 24 is set well away from the joint boundary and as indicated above relates more to Ashfold Avenue than The Heights. The additional extension to the front and rear with lean to roofs would not impact on the relationship with No 24 Ashfold Avenue.

The proposed two storey side extension is in character with the existing dwelling and would not be unduly prominent and a separation would be maintained to the property to the north-west.

The proposed single storey elements is unchanged and would largely be to the rear and wrap around to an existing extension on the southern side. Due to existing development and set back from the street the extension would not be prominent.

The design and form of the extensions are therefore considered acceptable and would not detract from the character of the existing building.

The proposed extension would not appear dominant or incongruous in the street scene, there would be no significant harm to the visual amenities of the area resulting from this proposal.

Residential Amenity

The most affected properties are the neighbours to the north (24 Ashfold Avenue) and south (19 The Heights).

In terms of No 24 Ashfold Avenue, this property is to the north side. It comprises a detached bungalow. The bungalow occupies a corner site with a wraparound garden with the main private garden to its southern side. The bungalow itself is approx. 12m from the boundary. The property has windows on the southern side facing the proposed single and two storey extension.

There is already a garage on the boundary of the application site with the two storey dwelling behind, although the proposed first floor element would be closer to the boundary, in view of the existing development closer or on the boundary and the setback being proposed to the boundary it is not considered that the two storey extension or additional single storey extensions would cause detrimental loss of light or visual impact to No 24 Ashfold Avenue which has an all round open aspect to the front and rear. One small downstairs window is proposed on the northern elevation which should not cause overlooking to this property.

In terms of the impact on No 19 to the south, this property has a garage up to the joint boundary and some first floor windows facing north set back off the boundary. The proposed single storey side and rear extension would be set off the boundary and no deeper than the garage to No 19. The extension would be north. It is not considered that it would cause detrimental loss of light or visual impact to this property.

The two storey front extension is set well into the site and would not have an impact on neighbouring properties.

There would be no significant harm to residential amenity resulting from this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of 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.

Expiry Date - 06/01/2025

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jackie Fox Date: 11.12.24

Authorised by: Louise Prew Date: 11/12/2024