Expiry Date - 03/07/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0582/25 **Recommendation – APPROVE**

Site: **17 Franklands Close Worthing West Sussex BN14 0BD**

Proposal: **Proposed erection of infill single storey rear extension and side facing door**

Date of site visit: 21/05/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the north side of Franklands Close, within a residential area of Findon Valley. The property comprises of a detached, bungalows situated within large plots. The property is set back from the road behind a low brick wall and driveway. There is a garage attached to the west side of the house. There is an existing rear element that protrudes into the rear garden. There is a large mature garden to the rear. With the location in Findon Valley there is a steep topography on the site sloping down from west to east.

The property is not within a conservation area and is not a listed building.

Proposal
Planning permission is sought for a ground floor rear extension connecting to the existing rear extension.

The extension seeks to extend the width of the existing extension by 5.3m at the same depth of 4.85m. Within the rear elevation there is proposed to be one set of bifolding doors facing the rear garden. The roof on the proposed extension would be mono pitch connecting to the existing pitch of the host dwelling within which would be 2no. roof lights.

The proposed extension would be finished in materials to match the existing building.

A side facing door has been replaced with a window during the course of the application.

Relevant Planning History:
None

Consultations:
None

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Representations:
None received

Relevant Planning Policies
National Planning Policy Framework (2024)
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
Due to the location of the proposed works to the rear there are not considered to be views available from within the public realm. The materials are proposed to match which complement the existing building and the scale is subordinate.

There would be no significant adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity
The most affected properties are the neighbours to the sides at No.18 and No.16.

No.18 is located to the east of the application site and won’t be affected by the infill extension due to the existing extension and relationship. A window is proposed on the eastern elevation in place of a door. With the existing relationship and the positioning of the window it is not considered that there would be any adverse change in terms of overlooking.

The property to the west, no. 16, would be the most affected by the proposal. There are no windows proposed in the side wall of the extension, which ensures that there is no overlooking to the neighbouring property that would not already be available from within the site. The extension is stepped in from the side elevation of the property by approximately 1m reducing the potential for an overbearing impact. This paired with the topography allows for the overbearing to be mitigated to an extent that would not be demonstrable to the application.

The neighbours to the rear are a sufficient distance away that there won’t be any overlooking to the rear.

There would be no adverse impact on the residential amenities of adjacent occupiers as a result of this proposal.

Recommendation

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APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No side windows

Informative

1. Approved following amendments

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

Case Officer: Finlay Gardner Date: 02/07/2025

Authorised by: Louise Prew Date: 03/07/2025