Expiry Date - 21/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1222/24 Recommendation – APPROVE

Site: 35 Rackham Road Worthing West Sussex BN13 1LW

Proposal: Demolition of existing garage and erection of single storey rear extension

Date of site visit: 23.10.2024

Neighbours checked: Y

Additional neighbour notifications: Y – Amended plan

Site and Surroundings

The application relates to a modest-sized, brick-built, hipped-roof semi-detached bungalow occupying a corner plot at the junction of Rackham Road with Rackham Close, within an established residential suburb of the town. The roadside elevations are set back behind an L-shaped front garden enclosed by a low brick wall. There is a modest-sized rear garden with a detached garage building to the rear, adjoining the common site boundary with No.37 Rackham Road to the west. Attached to the south is 17 Rackham Close which has a similarly modest-sized rear garden.

The site is not listed or locally listed or within a conservation area. There are no TPO trees on the site.

Proposal

The application, which has been amended, proposes to demolish the garage and erect a single-storey rear extension.

The proposed L-shaped extension would extend the full width of the bungalow, wrapping-around the existing rear projection and varying in depth between 1.9m to 3.3m (maximum). It would have tiled 'skirt' roof with 2no skylights within the well of the flat top. The roof would have a maximum height of 3m with the eaves aligning with the eaves of the existing bungalow. The elevations would be finished in brickwork with a 3.8m wide bi-fold door opening facing onto the rear garden.

Relevant Planning History: None

Consultations: None.

Representations: None received.

Relevant Planning Policies

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

There is no objection to the removal of the garage building which is in poor condition.

Owing to the siting of this property on a corner plot, the proposed rear extension will be visible in public view from the street. Its size and scale is in keeping with the modest proportions of this bungalow. The proposed tiled edge/skirt roof form and use of matching external finishes will help the extension integrate with the appearance of the existing bungalow. There will be no harm to visual amenity.

A condition is considered appropriate to secure the demolition of the garage in conjunction with the implementation of the extension in order to retain a satisfactory amount of private rear garden amenity space.

Residential Amenity

The most affected properties are those adjoining to the south and west.

No.17 attached to the south has not been enlarged at the rear. In view of its modest proportions, it was considered the depth of the extension as initially proposed would have an overbearing impact that would detract from the amenities of this property. As amended the extension has been reduced in depth to 3.3m, now with a tiled 'skirt' roof rather than the previously proposed flat roof. Although the depth will exceed maximum stipulated in the Council's SPG for terraced and semi-detached properties, the eaves of the proposed 'skirt' roof will tie in with the eaves height of the existing bungalow which will help minimise any overbearing impact. Combined with the siting of the extension to the north of No.17, it is considered the effects on the receipt of light to, and outlook from the glazed opening in the rear of No.17 would not be unacceptable.

There would be no windows on the south side of the extension and this can be secured by condition.

A 'built-in' gutter is proposed to prevent encroachment.

The bi-fold doors in the rear of the proposed extension would be sited approximately 5.6m from the rear site boundary, facing toward the east side of No.37 which includes a number of windows. A driveway separates the east side of this bungalow from the common boundary. A detached garage on the drive is sited further south than the existing garage at No.35. Demolition of the latter will open up views of the side of No.37. To address this the submitted drawing has been amended to show a new 2m high fence erected along the common site boundary, which can be secured by condition.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No window/openings to South elevation
5. Existing garage to be demolished prior to first occupation
6. New fence erected on boundary with No.37 prior to first occupation following demolition of garage

Informative

Pro-active amendment

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

Case Officer: Jo Morin Date: 20.11.2024

Authorised by: Louise Prew Date: 20/11/2024