Expiry Date - 02/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0734/24 **Recommendation – APPROVE**

Site: **11 Raleigh Crescent Worthing West Sussex BN12 6EF**

Proposal: **Proposed flat roof rear and side extension. Replace roof to garage and create covered way**

Date of site visit: 01/07/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the east side of Raleigh Crescent where the road doglegs, within a residential area of Worthing. The property is a two-storey semi-detached house comprising facing brickwork elevations, a plain tiled hipped roof, along with white UPVC openings.

The property's plot is of a moderate size and widens to the rear. To the front of the dwelling comprises block paving to accommodate 2No. vehicles. The hardstanding extends adjacent the south side of the house to serve the property's detached garage, connected to the dwelling via an access gate. The rear garden space comprises areas of hard landscaping along with a grass area and some trees and shrubberies. The garden is enclosed by tall fencing to all sides. A single-storey extension and adjoining conservatory project from the rear elevation to the southerly and northerly respectively. The rear extension spills over the south side elevation towards the garage.

The attached neighbour to the north No. 9 Raleigh Crescent appears to be a mirrored copy of the original build of the application property and exhibits a pergola to their nearside (southerly) rear elevation and a rear extension which incorporates the garage to their northerly rear elevation. To the opposite side, No. 11a Raleigh Crescent is at an oblique angle to the application property and also exhibits a rear extension.

The surrounding area is predominantly characterised by semi-detached houses of a similar form, scale, and plot size. The building line of properties is consistent and corresponds with the bends in the road.

Proposal:

Permission is sought to create an open plan kitchen and dining area by way of demolishing the existing conservatory to the northerly side of the rear elevation and replacing it with a rear extension, and extending the existing

rear extension to the southerly side. The extension would comprise matching facing brick elevations, a flat roof with 3No. roof lights, and new doors to the rear and side (north).

The proposed extension to the northerly side would project to the same depth as exists through the conservatory and rear extension (approximately 2.55m) and the extension to the southerly side would project an additional approximately 2.4m towards the rear (east) and approximately 1m towards the front (west). The proposed extension would have a consistent flat roof height of approximately 2.9m.

The proposal also includes the re-roofing of the existing garage and the installation of a covered way between the garage and side passage. The new garage roof and covered way would have a height of approximately 2.6m.

Relevant Planning History:

Kitchen extension at rear achieved at the application property under WB/1549/73, decision issued 29 Jan 1974.

Single-storey rear extension and front open porch achieved at No. 11A Raleigh Crescent under AWDM/1199/23, decision issued 12 Jan 2024.

Consultations: None undertaken.

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

Whilst the bulk of the proposed development would be screened from the public realm behind the dwelling, the works to the south side would be visible to the southerly side of the road where it doglegs by virtue of the visual gap between the application property and No. 11a. Notwithstanding, the existing garage with front parapet would remain the most-forward and dominant

feature which would screen the development behind. In any event, the works proposed that would be visible from the street scene are considered modest in the context of what already exists. Many properties in the surrounding area have achieved extensions to their rear and alterations to their garages similar to what is being proposed here.

The proposal would not adversely affect the character of the existing dwelling and surrounding area and is considered acceptable on visual amenity grounds.

Residential Amenity

The only affected neighbour would be at the attached property to the north No. 9. No. 11a to the south is situated at an oblique angle whose plot angles away from the application property. Thus, this neighbour is considered to be located a sufficient distance away to overcome any potential impact from the proposal.

Whilst the proposed extension alongside the shared boundary with No. 9 would virtually replace the footprint of the existing conservatory (with the exception of a mere 0.05m width increase leaving just 0.15m to the boundary), it would pose a visible alteration and have some effect on the admittance of light to this neighbours nearside dining room doors by virtue of the raised roof height and its heavier massing, accentuated by the siting of the neighbouring property to the north and the recessed position of the dining room doors. However, existing pergola structure and the neighbour's own extension will have some impact on the receipt of daylight to this room. Taking into consideration the relatively modest depth of the extension which conforms to what is advised within the Council's 'Extending or Altering Your Home' SPG it is considered the impact on receipt of light to the dining room not be so serious in this case as to be unacceptable.

The stepped depth increase of the extension towards the southerly side is not anticipated to adversely affect the residential amenities of No. 9 owing to its 3.6m in-set position from the shared boundary behind a tall close boarded fence. Similarly, the northerly facing doors to this extension would not give rise to unneighbourly overlooking given this relationship. The other doors proposed are to the rear which would face into the applicants own garden.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Openings north side walls other than as approved

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Informatives:-

1. 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:	Jason Albon	Date: 01.08.2024
Authorised by:	Jo Morin	Date: 02.08.2024