Expiry Date - 14/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1756/23 **Recommendation – APPROVE**

Site: **53 Bolsover Road Worthing West Sussex BN13 1NR**

Proposal: **PROPOSED SINGLE STOREY REPLACEMENT EXTENSION REAR AND SIDE**

Date of site visit: 22/01/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the south side of Bolsover Road within a residential area. The property is a two-storey semi-detached house comprising predominantly facing brickwork elevations with vertical hanging tiles to the bay section to façade, a plain tiled hipped roof, and white UPVC windows. Projecting to the front of the property is a complimentary hipped roof porch and to the rear is a conservatory.

The property is set back from the public realm a moderate distance and a block paving driveway allows for parking provision for 2 vehicles. At time of site visit the front boundary wall had been demolished and a skip occupied the easterly part of the driveway. The driveway extends from the public realm alongside the west elevation of the house where it serves a detached garage, located just beyond the rear elevation of the original house and close to the conservatory while allowing a narrow passage for access to the rear garden space. The garage is paired with the adjacent neighbours' No. 55 Bolsover Road at the shared boundary to the west. The garages are of a moderate scale and exhibit counterweight doors with a front parapet which steps down and gently slopes to the rear. These garages are likely used as storage given the narrow access between the side walls of respective properties and shared boundary.

The rear garden space is of a moderate size and comprises patio to the front, grass to the mid-section, and a hard surface to the rear, along with garden furniture/ equipment typical of a domestic garden. The attached neighbour No. 51 Bolsover Road appears to have been constructed as a mirrored copy of the application property. This neighbour exhibits a car port extending forward of their garage alongside their respective east elevation and a verendah-style structure projecting to the rear which is partly enclosed. This neighbour is separated by an approximately 1.8m high close boarded fence where-as the neighbour to the opposite side No. 55 is separated by a comparatively low hedgerow.

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Proposal:

Permission is sought for the replacement of the existing conservatory and garage/ store with a single-storey flat roofed rear and side extension to create an open plan kitchen and dining area along with a home office.

The extension would have varied depths projecting from the rear; it would extend at a depth of 3.5m alongside the boundary with No. 51 to the east before angling 45 degree inwards of the property (south-west) to a depth of approximately 5.4m. The office element of the proposal would extend a further approximately 1.7m (7.1m total depth) and project alongside the boundary with No. 55 to the west. The office element would also project forward of the rear elevation by approximately 2.9m (inclusive of an approximately 1.7m stretch of verandah) and off the side (west) elevation by approximately 2.35m. The extension would have a consistent flat roof height of approximately 2.9m (3.1m to roof light level).

Sliding doors to the kitchen and dining area are proposed to the rear along with a high horizontal window to the 45 degree angled section of the extension which is orientated south-easterly. A rear door and side light to the office is proposed along with a door and window to the front. 1no roof light is proposed. The existing ground-floor side (west) window is to be replaced with a door.

It is acknowledged that the applicant wishes to achieve a hip-to-gable roof extension which can be carried out under permitted development rights. This would include front roof lights, a side window, and a rear dormer with window and Juliet balcony with side lights. This has been added to the plans for completeness but is not a consideration of the application.

Relevant Planning History:

Permitted development achieved at the application property (conservatory) and No. 51 (rear extension) dating back to the 1980's.

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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

The proposed extension would be located to the rear and side of the property and set a good distance back from the public realm. Whilst the extension would appear utilitarian and readily visible from Bolsover Road by virtue of the flat roof form with verandah to the front and the relatively wide gap between the application property and adjacent property No. 55, it is considered that it would be subservient to the existing house and set back a distance from the street scene that would overcome any issues in relation to visual intrusiveness and dominance. The bulk of the proposal is occurring to the rear of the property and out of visible point to the street scene, moreover, the extension would largely replace views of the existing garage which is also of flat roof form, differing only through the marginal height increase and setting forward of the garage line.

Other properties along this side of Bolsover Road have achieved extensions, albeit predominantly to the rear, but some are similar to what is being proposed here, namely at the nearby property No. 49. From reviewing the extensions that other properties have achieved it is acknowledged that the proposal would set a precedent for larger scale domestic extensions within the locality by virtue of its cumulative scale which is of a notably generous size. Notwithstanding this, the proposal is not anticipated to result in the overdevelopment of the property and a good size garden would be retained.

The proposal would not harmfully detract from the appearance of the existing house or the prevailing character of the area and would not result in a materially harmful impact on visual amenity.

Residential Amenity

The most affected neighbour would be at the attached property No. 51 Bolsover Road. The adjacent neighbour to the west No. 55 would not be materially affected owing to the separation distance coupled with the positioning of their garage at the shared boundary which would provide screening to the majority of the rear extension. The room(s) served by the windows to this neighbours side (east) elevation would experience reduced daylight owing to the introduction of the side extension forward of the existing garage/ store, however, these windows do not appear to serve habitable rooms and are not primary windows. Thus, the resulting harm is not anticipated to be to an unacceptable degree.

It was communicated to the agent that significant reductions to the depth of the originally submitted proposal at the shared boundary with No. 51 were needed in order for the Council to support the scheme by reason that it would give rise to a materially overbearing and overshadowing form of development which would significantly affect the residential amenities of the attached neighbour. Following subsequent discussions, it was agreed to reduce the originally proposed approximately 7.1m deep rear extension at the shared boundary to 3.5m; although the revised depth of 3.5m would still exceed that which is advised in the Council's 'extending or altering your home' SPG, having treated this application on its individual merits, that is the relatively deep and south facing gardens of these properties, the revised scheme at a maximum depth of 3.5m along the shared boundary is considered to sufficiently overcome the Council's concerns. The extension would angle inwards of the property at a 45 degree angle to achieve an approximately 5.4m depth and the office element of the proposal would remain at the originally submitted depth of 7.1m, which only exceeds the existing extent of the garage by approximately 0.8m and is considered acceptable given this context.

The other amendment sought and agreed was with regards to the office element of the proposal; it was requested the office be linked to the existing house via an internal connecting door rather than accessed separately so as to ensure the development is ancillary. A condition to ensure the extension remains as such is attached to this permission.

The proposed rear and front windows would not give rise to overlooking issues owing to their orientation into the applicants own property and their distance from neighbouring amenity. The high horizontal window to the 45 degree angled section of the proposal would outlook No. 51's rear garden to some degree. Notwithstanding, this is not anticipated to result in unneighbourly overlooking owing to its inset position in relation to the boundary coupled with the high boundary fence line.

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
4. No Windows Side Elevations
5. Ancillary to Main House

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: 09.02.2024
Authorised by:	Louise Prew	Date: 12/02/2024