Expiry Date - 21/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0201/24 Recommendation – APPROVE

Site: 21 Harlech Close Worthing West Sussex BN13 3QS

Proposal: Single storey rear extension

Date of site visit: 25/03/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a mid-terrace property located to the rear (north-easterly side) of a cul-de-sac, Harlech Close. The application property is part of an unusual L shaped anomalous building consisting of four two-storey single dwelling houses. The attached properties are No. 20 to the southerly side and No. 22 to the northerly side, with No. 23 at a perpendicular angle to this row attaching No. 22 to the westerly side. The front entrances to No. 20-22 are accessed to the easterly side along a private footpath which fronts a large communal lawn, whilst the front access to No. 23 is located to the northerly side of their property further along the footpath. The plot arrangements of these properties are similarly unusual with diversity in the gardens' size, shape, and orientation. Of which, the application property's garden is arguably the most customary, extending to the rear (westerly) parallel with No. 23's property. The properties that make-up the L shaped building are coherent in terms of built form and materials used, characterised by facing brick elevations, hipped roofs with interlocking roof tiles, and white UPVC openings. Properties in the surrounding area appear to have more conventional plot shapes but are similar insofar as built form is concerned.

There appears to have been no alterations to the application property following its construction as part of the wider housing estate circa 1987. No. 20 has constructed a rear conservatory adjacent the shared boundary with the application property and No. 23 has achieved a two-storey extension which projects from its respective westerly elevation parallel with the application property's rear garden to emphasise the L shape footprint of the building. This extension is inset from their respective southerly elevation which creates a wrap-around style garden, albeit it appears to be enclosed and used as a 'secondary' garden space. A small scale conservatory has been constructed projecting off the extension which occupies part of this space. Private parking provision in the form of a triangular-shaped hardstanding for the properties is located off Harlech Close and to the westerly side of the properties.

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

Proposal

Planning permission is sought for the construction of a rear extension which would project approximately 3040mm from the rear wall of the application property and 3490mm off the solid wall of No. 23. The extension would comprise matching facing brick elevation and a composite GRP flat roof measuring approximately 3m high. White UPVC doors with a step down to the garden are proposed to the rear (westerly) and a window to the side (southerly).

Relevant Planning History:

Housing estate constructed circa 1987 pursuant to permission WB/0386/87 for the redevelopment of the site with 130 two-storey dwellings with garaging, parking and ancillary works.

None at the application property but history at the adjacent property No. 23:

- Planning permission refused for a two storey front extension under AWDM/0012/12, decision issued 13 Feb 2012.
- Planning permission granted for a two storey side extension under AWDM/0411/12, decision issued 27 Apr 2012.

Consultations: None.

Representations: None.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Worthing Local Plan 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 rear extension would not appear intrusive to the street scene by virtue of its siting a good distance away and to the rear of the cul-de-sac where views

of it are limited. The extension would have a subordinate form in the context of the application property and building and would have a sympathetic design and scale with a matching facing brick finish. Whilst it would exacerbate the buildings overall awkward shape and appearance, this is not considered to be so significant to render the application unacceptable on these grounds, owing in part to the fact that a significantly more prominent two-storey extension has been achieved at No. 23 and No. 20 has achieved a rear conservatory which detracts from the character of the building by virtue of its PVC and glazed form, albeit this appears to have been achieved under permitted development rights. The conservatory which projects from No. 23 appears to be unlawful and therefore does not form a consideration of the application.

There would be no adverse impact on the visual amenities of the street scene or the character of the property and properties in the surrounding area as a result of the proposal.

Residential Amenity

The most affected neighbours would be those adjacent to the southerly (No. 20) and northerly (No. 23).

The extension would be spaced approximately 1.2m from the shared boundary with No. 20 behind a tall fence line. The extension would project at a marginally greater depth than this neighbour's rear conservatory which abuts the shared boundary. Whilst the extension would be visible to this neighbour, it is not considered to result in a materially harmful overbearing or overshadowing impact in view that the side windows are not the primary source of light for the conservatory and in any event this is not a habitable room and this property is situated to the southerly side. Following discussions with the agent, it was agreed that the positioning of the door and window be flipped in order to reduce the perception of overlooking; the window to this side of the extension as revised is not anticipated to give rise to material overlooking.

The extension would similarly be visible to the adjacent neighbour to the northerly side No. 23, albeit this would only be possible from their 'secondary' garden area and unlawful conservatory. The extension would be set-back approximately 1.85m from this neighbour's original flank wall which is considered sufficient enough to overcome any issues pertaining to an overbearing, overshadowing, or overlooking impact.

There would be no detrimental impact on the residential amenities of neighbouring occupiers as a result of the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

2. Standard Time Limit
3. Materials

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.

2. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at: https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

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

Case Officer: Jason Albon Date: 21/05/2024

Authorised by: Jo Morin Date: 21.05.2024