Expiry Date - 07/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0526/23 Recommendation – APPROVE

Site: 18 Franklands Close Worthing West Sussex BN14 0BD

Proposal: Single storey rear extension

Date of site visit: 25/04/2023

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 and situated just off the main A24 Findon Road. The property comprises of a detached bungalow with rooms in the roof. It has brick elevations and a tiled hipped roof. Franklands Close slopes upwards towards the west.

There are various structures within the back garden including a shed and a covered patio area.

There is a low wall and paved driveway to the front of the house and a two storey extension to the rear.

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 a single storey rear extension measuring 3.5m deep by 7.5m wide with a false pitched roof of 2.5m high to the eaves and 3.2m high overall. The proposed extension would adjoin the side wall of the existing garage to the east side and be set in 0.9m from the west side boundary and being level with the side wall of the existing west elevation of the dwelling. . The extension would be finished in bricks to match the existing building, with patio doors and windows to the rear elevation.

Relevant Planning History:

None

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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

The proposed extension is to the rear of the property and although glimpsed views may be possible between the boundaries of 17 and 18 Franklands Close it would not appear out of keeping in the context of this suburban residential road. There would be no adverse impact on the visual amenities of the locality resulting from the proposal.

The extension is subsidiary in scale and form to the existing building and would be finished in materials to match and would not have any adverse impact on the character of the property.

Residential Amenity

The most affected property is the bungalow to the west side at No.17. The proposed extension would be set in 0.9m from the boundary with this property. The boundary is formed by a 1.8m high fence.

Due to the nature of the gradient of the road rising upwards towards the west No. 17 is positioned higher than the application site with side windows and a door visible above the boundary fence. Research has indicated the nearest side window/door facing the application site serves a kitchen, a non-habitable room. With this in mind, and taking account of the position of the extension set off the boundary, it is considered the impact on receipt of light to and outlook from the neighbour's windows would not be unacceptable.

There are no openings proposed to the west side elevation and no overlooking or loss of privacy would occur.

The distance between the proposed extension and the boundary line with No. 93 Findon Road is 2.7m and is screened by wooden structure over the existing patio area and is 1.8m high fence and approximately 12m to the rear wall of property.

The proposed extension is entirely screened from view from No.19 by the existing rear original protrusion (garage) of No. 18.

The property to the rear would not be adversely affected by the proposal.

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

Recommendation

APPROVE subject to Conditions:-

Drawing Numbers
Standard time limit
Matching materials
No windows in east and west side elevations of extension

Informative

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: Elaine Rousseau Date: 08/06/2023

Authorised by: Jo Morin Date: 08.06.2023