Expiry Date - 11/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1059/24 Recommendation – APPROVE

Site: 58 Devonport Road Worthing West Sussex BN11 2SW

Proposal: Proposed single storey rear extension

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application relates to a semi-detached bungalow near the northern bend on Devonport Road. The property has a small front garden and off-road parking that connects to the rear garden which hosts a garage. To the rear of the site there is an existing conservatory.

Proposal
The proposed development relates to a single storey rear extension and demolition of existing rear conservatory. The extension is proposed to have a depth of 3m and would be full width.

To the rear elevation there are proposed to be 2.7m wide bifolding doors and a single door. There are not proposed to be any other openings within the extension. Within the roof there are to be two 2x1.8m roof lights.

Relevant Planning History:
None

Consultations:
None

Representations:
None

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

Due to the location at the rear of the site there are not going to be views available from within the public realm. The only potential views that would be available of the extension would be glimpses from the street largely screened by the existing garage, as such the extension would not dominate the street scene. Therefore, it is considered not to have an adverse visual impact on the character of the area or streetscene.

Due to the single-storey scale of the proposal it is considered to be a subservient form of development that despite overlapping the eaves of the original property is appropriate to the host building. A condition requiring materials to match the existing building will be included to ensure the extension complements the existing building

Residential Amenity

The neighbouring property to the north of the site, no.60, due to the location on the boundary would be the property that is the most affected by the proposed development.

Due to the introduction of a property on the boundary with No.60 there will be a small sense of enclosure created. However, due to the minor scale of the proposal being 3m in depth it is not considered to be demonstrable to the application. Whilst the height of the extension is above the eaves of the host property it is not considered that the height of the extension at 3m would cause significant overshadowing or create an overbearing impact on the neighbouring property.

To the south of the site there is not considered to be any unacceptable impact on the neighbour due to the existing garage that is to be retained screening the proposed extension from the neighbouring property. Any view from within No.56 will be blocked by the garages for both properties.

Due to the single storey height of the proposed development and the omission of windows within the side elevation of the extension there is not considered to be any overlooking as a result of the proposal with any doors facing the rear looking over the applicant's garden. As such there is not considered to be any overlooking achieved from the proposal.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional windows in the side walls of the extension

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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: Finlay Gardner Date: 11/10/2024

Authorised by: Louise Prew Date: 11/10/2024