Expiry Date - 16/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0393/24 Recommendation – APPROVE

Site: 30 Meadow Road Worthing West Sussex BN11 2SG

Proposal: Single storey rear extension, low level access ramps, internal remodelling to provide disability access both internally and externally.

Date of site visit: 24/04/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a property on the southern side of Meadow Road a road which comprises terraces of properties situated comfortably within their plots. Each of the properties has a garden to the rear. The application site has an existing rear shed.

Proposal

The proposed development related to a single storey flat roofed extension to the rear of the application site. It is proposed that the extension to the rear would be full width and extend beyond the existing side elevation. There is an existing shed which will be removed to host the new alteration. The rear extension is proposed to host a pair of French doors to the rear as well as a window. The flank elevations are not proposed to host any openings. The section of the extension that is proposed to run past the existing side wall of the host is proposed to host a window facing the frontage of the site.

The internal alterations do not constitute development as set out within s55 of the planning act and as such do not require permission. The only other aspect of the application relates to the low-level access ramps to the front and rear of the site.

Relevant Planning History:
None

Consultations:
None

Representations:
None

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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 of the proposed development there will be an impact on the visual amenity of the street scene. This is due to the location on the side and rear of the corner plot. The materials proposed within the extension are to match that of the host dwelling which assists in the proposal being subservient in form. Furthermore, the single storey nature allows the extension to not dominate the street scene or the host dwelling.

The ramp to the front of the site will have a minor impact on the visual amenity. There is an existing parking space to the front of the site which will allow for a car to be parked there. The introduction of an access ramp is not considered to result in an impact that would be harmful to the visual amenity of the area.

As such it is considered that the proposed works to the site would result in an unacceptable impact on the visual amenity.

Residential Amenity

The neighbouring property to the east (No.32) would potentially be most affected by the proposed development with the introduction of an extension to the boundary of the garden. There will be a small sense of enclosure created on the amenity space of the neighbour to the east, this is due to the introduction of the extension on the boundary. Due to the minor depth of the extension it is not considered that this would be to a level that would result in a demonstrable level of overshadowing or overbearing. This is assisted by the proposed height of the extension being single storey.

Under the property's permitted development rights there is the potential for the introduction of an extension larger than the one which forms this application, that could run along the boundary having a greater impact on the neighbouring properties amenity space. As such there is considered to be a fall-back position for an extension to the rear and the proposed application is not considered to result in a development that would be significantly worse than that available under permitted development.

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

The property to the west, due to the separation distance across Meadow Cres is not considered to be significantly impacted.

The extension is adequately set back from the shared boundary with the property to the south and there is not considered to be any overbearing impact or loss of light to this property. The rear access ramp is relatively low in height only allowing access to the double doors of the extension and is not at a height that is considered to increase overlooking.

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 windows in the side walls of the 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: Finlay Gardner Date: 16/05/2024

Authorised by: Louise Prew Date: 17/05/2024