Expiry Date - 29/05/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0494/23 **Recommendation – APPROVE**

Site: **15 Southways Avenue Worthing West Sussex BN14 8QA**

Proposal: **Proposed rear single storey extension**

Date of site visit: 16/05/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Southways Avenue within a residential area of Worthing. The property comprises of a semi-detached bungalow with curved bay to the front, rendered elevations and a hipped roof. The property is set back from the road behind a low wall, front garden and driveway leading to a garage to the rear, to the north side of the building. There are existing extensions to the rear and a good size garden.

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 3.6m deep (from the existing extension) by 6.5m wide with a part flat and part hipped roof. The flat roof would be approximately 2.95m high and the hipped roof 3.95m high with roof lights to the south roof slope (above eye level). The extension would have bi-fold doors and a window to the rear elevation and would be finished in render and tiles to match the existing building.

The depth of the extension has been reduced by 0.65m and the position of the neighbour's extension corrected on the plans.

Relevant Planning History:

08/0380/FULL - Construction of a single storey side extension – Approved

Consultations:

None required

Representations:

None received

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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 partially screened by the garage to the north side. The hipped roof of the extension would be visible above the garage but would continue the existing roof form and pitch, in matching materials, set back from the road and would not appear dominant or intrusive in the street scene.

The extension is large in scale but would remain subsidiary in form to the existing bungalow.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.11 and 17.

No.11 is the adjoining bungalow to the south side separated by a blockwork wall and fence to the boundary. There is a single storey extension to the rear of this property which extends back to the same distance as the current extension at No.15 and a further extension set in away from the boundary that extends a further 3.2m to the rear. The proposed extension would project 3.6m further than the smaller extension at the neighbour's property and would be adjacent to the boundary at 2.95m high with a flat roof. The extension has been reduced in depth from 4.25m to 3.6m to reduce the impact on this neighbour. The proposed extension would extend beyond a line projected at 45 degrees from the midpoint of the neighbours nearest window which serves a living room and there would be some impact on light to this window. This impact is however considered to be limited due to the position of the extension to the north of this neighbour and the presence of the neighbour's existing deeper extension to the south of their window which already overshadows this window. It is also noted that the living room is served by a large window and doors to the rear of the deeper extension which forms part of the same room and therefore the room would continue to receive sufficient light. An extension of this height and in this position is not considered to be significantly overbearing or oppressive to the

neighbour and no overlooking would occur. No objections have been received in relation to this proposal.

No.17 is to the north of the application site and has a garage building adjacent to the boundary and a very large glazed extension to the rear. The garage at the application site, together with the neighbour's garage will screen the proposed extension from view (other than for the top of the roof) and there would be no adverse impact on these occupiers. There would be no overlooking or loss of privacy to neighbours.

Although there would be some impact on the neighbour to the south, this impact is considered acceptable given the position of the proposed extension to the north of the affected neighbour and with other openings serving the affected room. On this basis the application is not considered to have a significant impact on the residential amenities of adjacent neighbours.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to south side elevations of extension

Informative

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: Amanda Haslett Date: 16/06/23

Authorised by: Date: