Expiry Date - 09/12/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1267/24 Recommendation – APPROVE

Site: 56 Aldsworth Avenue Worthing West Sussex BN12 4XF

Proposal: Single-storey rear extension to replace existing conservatory

Date of site visit: 18/11/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the east side of Aldsworth Avenue within a residential area of Worthing. The property is a detached two-storey house comprising facing brick elevations, a plain tiled combination hipped roof and white coloured UPVC fenestration. The property benefits from a relatively large plot size comprising a good sized hard/ soft landscaped front garden with vehicle access. The rear garden comprises predominantly grass and there is ample vegetation, mainly abutting the tall shared boundary close boarded fences with neighbours. A conservatory projects from the northerly side of the rear elevation. The dwelling is well spaced from adjacent neighbours.

Aldsworth Avenue is characterised by detached, generously sized two-storey properties of varying forms, designs and layouts.

The application property is not located within a Conservation Area, is not a Listed Building, and there are no protected trees.

Proposal:

Permission is sought to demolish the existing conservatory and construct a single-storey rear extension. The extension would have a mono-pitched roof measuring approximately 3.5m high, shallowing to 2.8m and would replicate the conservatories footprint (approximately 3.05m deep x 5.6m wide). The extension would comprise render elevations, a matching plain tiled roof, and black sliding slimline crittal doors to the rear elevation. 3no. roof lights are proposed.

Representations: None.

Consultations: None.

Relevant Planning History:

Planning permission granted at the application property for the erection of a single-storey sunroom extension at rear under WB/0776/72, decision issued 25 July 1972.

Relevant Planning Policies and Guidance

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

Worthing Local Plan (2023) 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 proposed extension would not be visible to the public realm owing to its situation to the rear and the massing of the dwelling to the front. The extension would retain the footprint of the existing conservatory and actually reflect the character of the dwelling more closely by way of its tiled roof. It would represent a modest addition to the dwelling and extensions of various sizes and designs are commonplace along Aldsworth Avenue. These are achievable given the areas diverse character together with the generous plot sizes and deep rear gardens for the most part.

The proposal would not result in adverse harm to visual amenity.

Residential Amenity

The only material change that would occur from the existing conservatory would be the massing of the extension and the additional height (approximately 0.85m at maximum). The resulting alteration is not considered to detrimentally impact adjacent neighbours owing to the modest difference to what exists coupled with the separation distance and tall boundary fences between properties.

The rear sliding doors proposed would be large but would only outlook the applicants own deep rear garden. Although currently already minimal, the overlooking situation would actually be improved given the conservatory allows for a 180 degree outlook.

The proposal is considered modest in this context and would pose no unacceptable impact to residential amenity.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

Informatives:-

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: Jason Albon Date: 06.12.2024

Authorised by: Jo Morin Date: 09.12.2024