Development Control – Delegated Officer Report

Application Number: AWDM/0057/24 **Recommendation: APPROVE**

Proposal: Single storey flat roof rear infill extension.

Site: 45 Ham Road, Worthing, West Sussex BN11 2QU

Date of site visit: 13/02/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located to the west side of Ham Road within a residential area of Worthing. The property is mid-terraced, consisting of two floors with masonry rendered walls, timber floors and timber and tiled roof. There is a front and rear garden to the property. The access to the property is via the front elevation of the property on Ham Road, Worthing.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal:

The applicant has proposed the construction of a side extension where the existing side walkway to the rear garden is. There is an existing 1.85m brickwork garden wall dividing No.45 with the adjacent property; the proposal builds a new wall adjacent to this existing wall. The extension would measure 1.5m width x 2.5m high x 5.7m depth with a total volume of 27.6m³. The overall height of the flat roof shall be approximately 0.6m higher than the top of the existing garden wall.

Relevant Planning History: N/A

Consultations: N/A

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
DM5 (Quality of the Built Environment)

National Planning Policy Framework (HCLG 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

The proposed extension is located to the rear of the property and would not be visible from the road meaning it will not affect the street scene. The height ensures that the extension remains subservient to the main dwelling.

It will feature a flat roof and a UPvC door with all the materials shall match the existing house build, ensuring continuity with the existing structure.

The proposal would not have any adverse impact on the character of the property, the street scene or the visual amenities of the locality.

Residential Amenity

On both sides of the garden wall, there are walkways, each walkway is approximately 1.5m from the existing two-storey rear structure belonging to No. 45 Ham Road and the adjacent property at No.43. The garden wall will not be demolished.

A single storey extension in this position would not appear overbearing or oppressive to the neighbour or adversely affect light or outlook to the main habitable rooms. There are no windows proposed to the side elevation and no overlooking or loss of privacy would occur.

Recommendation Approve

APPROVE subject to Conditions:-

- Drawing Numbers
- Standard time limit
- Matching materials

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: Thomas Fayter Date: 27/02/2024

Authorised by: Louise Prew Date: 13/03/2024