Expiry: 23/1

Development Control – Delegated Officer Report

Application Number: AWDM/1649/23 Recommendation: Grant

Site: 9 Shepherds Mead, Worthing

Proposal: **Proposed Front & Rear Extensions and Roof alterations, including Raising of the Roof Ridge**

Date of site visit: 20/12

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to a bungalow on the west side of Shepherds Mead in the established residential area of Findon. Opposite the house at the front is open land, part of the South Downs National Park.

The bungalow is fully gabled with an additional front gable projection. It has a recessed garage and driveway on its north side. It has been extended to the rear with a wraparound conservatory and a glazed roof utility area on the boundary with No. 8's garage. Materials are a mixture of brick and render with a clay tiled roof.

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

Proposal

Permission is sought to replace the rear conservatory with a brick wrap around extension measuring 4.62 metres in depth from the rear wall but with a maximum depth of 9.13 metres where it extends off the rear living room. The eaves height reflects that of the existing bungalow and extends to a ridge height of 3.8 meters over that part which extends beyond the rear wall. The roof over the new extension and off the existing gabled addition on the north side is then further extended to a maximum height of 5.3 metres, 60mm above the existing ridge height.

Also proposed is a 1.65 metre deep front extension adjoining their own driveway which also extends the front gable across the frontage to the new ridge height. This gable is to be tile hung.

Relevant Planning History:

01/00530 - Single storey front extension, conservatory at side and rear and replace flat roof on rear extension with new pitch roof. Granted.

Expiry: 23/1

Consultations:

South Downs National Park: do not wish to comment on this application.

Representations:

Owner occupier of No. 8 does not object but would like south side windows obscurely glazed and fixed shut.

Occupier at 24 Hollingbury Gardens, to the rear, has no objection.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
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 and the character of the South Downs National Park.

Visual Amenity

The bungalows in Shepherds Mead have a mixed character with some variation in ridge heights. No. 29 has been extended in the last 5 years and this has included a raising of the ridge height.

This proposal leaves the two side gables intact and infils between them with a ridge height only 700mm above them.

The proposal will not be harmful to the appearance of the streetscene.

Residential Amenity

No. 8 to the south has an obscurely glazed door and window in its side wall. It has a raised patio area off its rear living room.

The rear extension is largely a replacement of the conservatory but it does come closer to the boundary with No.8 and the cill level of the proposed side fanlight windows is higher. The extension itself will not be harmful to No. 8, including the raised central roof area, but there is the potential of overlooking of No. 8's patio from these side windows. It is proposed therefore to include a condition which requires these fanlight windows to be fixed shut and obscurely glazed. This room alternatively has rooflights and bi fold doors for ventilation and outlook.

No. 10 has added a similar rear extension to that proposed now. It includes a side window and French rear doors. This bungalow has also extended to the side to enlarge the kitchen. The kitchen has a side window and rear facing doors.

The rear extension and raised ridge height will not be harmful to No. 10.

The front extension will extend as far as the front wall of No. 10. Again no significant harm is anticipated.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations or extended roof without pp
5. South side windows fixed shut and obscure above 1.7m from finished floor level

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? Y

Case Officer: MOK Date: 16/1/24

Authorised by: Jo Morin Date: 16.01.2024