Expiry Date - 12/12/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1315/24 **Recommendation – APPROVE**

Site: **32 Hythe Road Worthing West Sussex BN11 5DF**

Proposal: **Proposed single storey side extension in front of attached garage**

Date of site visit: 22/11/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Hythe Road within a predominantly residential area of Worthing. The property comprises a detached two storey house with brick and render elevations, a two storey, tile hung front bay and hipped roof. There is an attached pitched roof garage to the west side and utility room extension to the rear of this which follow the angle of the boundary which widens to the rear. The property is set back from the road behind a low wall and paved driveway. There is a good size garden to the rear.

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 side extension in front of the existing garage.

The proposed extension would measure approximately 4.75m deep x 2.25m wide at the front, widening to 3.2m wide where it attaches to the existing garage and would have a monopitch roof of 2.4m high to eaves and 4m high to the ridge with roof light above.

The extension would be finished in bricks and tiles to match the existing building with double doors to the front.

Internally the extension would provide a bike store and office with the existing garage being converted to a snug/playroom. Access to the living spaces would be via the existing house and to the store via the doors to the front.

Relevant Planning History:

AWDM/1420/19 - Application for a Lawful Development Certificate for proposed hip to barn end to rear elevation (south) with Juliet balcony, side dormer to east elevation and roof lights to west and north elevations – Approved

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 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 to the front of the property and is visible from the road, it is however set back 4.7m behind the front of the house and approximately 15.5m from the pavement edge reducing its prominence in the street scene.

The proposed extension is single storey in height with a monopitch roof and would be subsidiary in scale, form and position in relation to the main house. The extension would be finished in materials to match the existing building and would reflect the traditional character of the property and the surrounding street scene.

The extension would not appear dominant or intrusive in the street scene and would not have an adverse impact on the character of the property or the visual amenities of the locality.

Residential Amenity

The only neighbours affected by the proposal are those to the west side of the application site, including the flats at Hythe Court and the house at No.1 Hastings Road.

The flats are separated from the proposed extension by a double garage adjacent to the boundary. This garage would screen views of the proposed

extension from the ground floor windows. Whilst views would be possible from the first floor windows of the flats, these flats are over 6m from the proposed extension and would not suffer any loss of amenity from a single storey extension in this position. There would be no overshadowing, loss of light or overlooking as a result of this proposal.

The rear garden boundary of No.1 Hastings Road adjoins the side boundary of the application site. The existing garage and extension at the application site are adjacent to this boundary and the proposed extension would extend in front of this and would therefore have no adverse impact on these neighbours.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Parking

Although the proposal would result in the loss of garage parking, there is sufficient room on the existing driveway and hardstanding to the front of the building to park several vehicles. There would not be any additional pressure on parking in the vicinity as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to west side elevations of 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: Amanda Haslett Date: 06/12/24

Authorised by: Louise Prew Date: 06/12/2024