Expiry Date - 19/03/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0054/25 Recommendation – APPROVE

Site: 1 Bramley Close Worthing West Sussex BN14 9DU

Proposal: Single storey rear extension

Site Visit: 19/03/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application relates to a semi-detached property on the western side of Bramley Close. The site has an existing rear conservatory and an extension. The property to the north has an existing rear extension and the neighbour to the south has an extension and dormer facing the applicant's rear elevation and garden.

The property has a small front garden with both neighbours having converted theirs to parking. To the rear of the site there is a garage with a private access separating the site from the neighbours to the flank.

Proposal
The proposed development relates to a single storey rear extension and demolition of existing rear conservatory. The extension is proposed to have a depth of 4m with a width of 3.91m. This is to connect to the existing rear extension that will have the roof replaced.

To the rear elevation there are proposed to be bifold doors. Within the extension there is proposed to be a window and door facing south towards the boundary and garage. There is also a further window to be blocked up on the southern elevation of the property.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2024)
National Planning Practice Guidance

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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
Due to the location at the rear of the site there are not going to be views available from within the public realm. The only potential views that would be available of the extension would be glimpses from the access road largely screened by the existing boundary treatment, as such the extension would not dominate the street scene. Therefore, it is considered not to have an adverse visual impact on the character of the area or streetscene.

Materials will be conditioned to match to ensure the extension complements the existing building.

Residential Amenity
Due to the location of the garage in the rear garden of the host and the set back from the boundary the potential overbearing impact on the properties to the south is considered to be mitigated. The property most likely to be impacted would be the adjoining neighbour to the north. The neighbour has an extension to the rear to a depth of 4m which is the same as the proposal. As such the extension is not considered to have an overbearing or overshadowing impact on the neighbour to the north.

Due to the single storey height of the proposed development and positioning of the garage there is not considered to be undue overlooking. Furthermore the existing conservatory had a door and window in similar positions so overlooking is not considered to be increased to neighbours to the south.

To the rear of the site there is an established line of trees which prevent any interlooking between the host and the neighbour to the west.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

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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: Finlay Gardner Date: 19/03/2025

Authorised by: Louise Prew Date: 19/03/2025