Expiry Date - 28/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0005/24 **Recommendation – APPROVE**

Site: **84 Castle Road Worthing West Sussex BN13 1DS**

Proposal: **Single storey extension to side (east) elevation**

Date of site visit: 13/02/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot to the south of Castle Road and to the east of Ringmer Road within a residential area of Worthing. The property comprises of a semi-detached, two storey house with brick elevations and a hipped roof. There is a bay window to the west elevation and the entrance door and porch are located to the north elevation. There is low wall and hedging to the west boundary and a shed and a mature tree to the north-west corner of the site. The driveway with dropped kerb is positioned to the north in front of the entrance. The garden to the east is enclosed by a high brick wall which is set back from the pavement behind a grassed verge. There is an existing single storey flat roof extension to the east of the building.

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

It should be noted that the building is unusual in that the adjoining property has the main characteristics forming the principal elevation to the west, fronting on to Ringmer Road and is addressed as such, whereas No.84 has its only entrance and porch to the north, facing onto Castle Road and is addressed as such. The principal elevation for No.84 is therefore not clearly defined.

Proposal

Planning permission is sought for a single storey extension adjoining the existing extension to the east of the house.

The extension would measure 3.15m deep x 4.95m wide with a flat roof of approximately 3m high. The extension would be finished in bricks to match the existing extension with a window to the north elevation, bi-fold doors to the east and a roof lantern above. A gap of 0.2m would be retained to the south boundary. The extension would form an enlarged breakfast/family room.

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Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

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.

Visual Amenity

The north and east elevations are visible from the road due to the corner plot location. There is some screening provided by the high brick wall that forms the boundary of the site and trees located within the site and outside on the verge which partly obscure views of the existing extension.

The proposed extension would continue the form of the existing extension with a flat roof and single storey height and would appear subsidiary to the existing building. The overall depth of the extensions including the existing extension would be approximately 5.9m. The proposal retains a large gap to the north boundary of around 4.75m and plenty of garden space and would not appear cramped on site. The extension would be finished in materials to match reflecting the character of the existing building.

There are several examples of deeper single storey extensions to other properties in the area, including a conservatory at the adjoining property to the south. The proposed extension would not appear dominant or intrusive in the street scene and would not be out of keeping in the wider area.

There would be no significant adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected property is the neighbour to the south at No.54 Ringmer Road. This property adjoins the application building and is separated by a tall hedge to the boundary. No.54 has a single storey extension and conservatory to the rear with a blank brick wall to the north boundary. The proposed extension would not extend as far back as the neighbours conservatory and would not appear overbearing or oppressive. Although the extension is slightly higher than the neighbour's conservatory, the development would be to the north of the neighbour's property and would not result in overshadowing or loss of light. There would be no overlooking or loss of privacy as a result of this proposal.

The occupiers in the block of flats to the east of the site would not be affected by this proposal for a single storey extension.

Neighbours to the north and west of the site are separated by roads and would not be affected by the proposal.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. 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: Amanda Haslett Date: 20/02/24

Authorised by: Jo Morin Date: 21.02.2024