Expiry Date - 01/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1192/23 Recommendation – REFUSE

Site: 6 Ely Close Worthing West Sussex BN13 1BH

Proposal: Two storey side extension extending over existing garage.

Date of site visit: 27/09/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located on the western side of Ely Close. Due to the location at the end of the close the application site is visible from Princess Avenue to the north. The site has undergone an alteration through a previous permission approving a single storey side and rear wrap around extension, porch and attached garage to the south side.

To the front of the site there is sufficient space for the parking of vehicles associated with the size of the dwelling. The parking is bolstered by the garage approved under application AWDM/0217/16.

With the site located at the end of the Close as such it has an irregular plot shape with a garden that wraps around the property on three sides. The existing garage on the south side adjoins the site boundary, closely matching that of the adjoining neighbour at No.5 with only a narrow gap in-between.

Ely Close is made up of a mix of typically well-spaced semi-detached and detached houses. The siting of the semi-detached pairs and detached properties typically follows the sinuous road alignment of the cul-de-sac. The main front and rear elevations of No.6 align with the main front and rear elevations of the adjoining semi-detached pair, Nos 4 and 5. A number of properties have had attached garages added, or single-storey side extensions, which infill the gap between the side wall and the site boundary. But the single-storey scale of these additions allows the original spacing of the dwellings to be ‘read’ within the streetscene. Some detached properties have had 2-storey side extensions but have not harmfully detracted from this character.

The garden hosts boundaries of different forms to approximately 1.8m on all sides.

Proposal

The application proposes a two storey extension above and behind the previously approved garage on the south side, with a single-storey rear element attaching to the existing rear extension. The extension would provide a utility room and enlarged kitchen with additional bedroom at first-floor. The 2-storey element would have a pitched and gabled roof with a new 5.2m long ridge extending southward at the same height as the existing roof ridge. The single-storey element would have a lean-to roof tying in with the pitched roof of the existing rear extension. The submitted drawing is annotated to state that the facing materials would be brick and tile to match the existing with rendered feature panels.

Relevant Planning History:
AWDM/0217/16 - Single storey side extension (north) linked to existing single storey rear extension (west) with pitched roof; remove existing garage in rear garden and form new attached garage to south elevation; pitch roof over front (east) porch. Cedar cladding to first floor front (east) elevation. Approved 07/04/2023.

AWDM/1028/18 - Non Material Amendment to approved AWDM/0217/16 to change cladding to off white render and left of front door to render; brick corners of porch to be visible; decrease northern porch window in size, sill height to match lounge window. Approved 07/08/2018.

Consultations: None

Representations: None

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 application has been designed to be in-keeping with the host dwelling with the materials used matching that of the host. The scale the proposal cannot be considered to be visually subservient due to the roof height matching that of the host dwelling at both pitch and eaves height. This however is not considered to be to the detriment of the application. A number of other detached properties in the road have undergone a similar form of development.

However, the key difference here is that by extending right up to the common boundary with No.5 the proposed 2-storey extension will enclose the existing visual gap currently separating the properties.

Policy DM5 of the adopted Local Plan states that all new development (including extensions) should be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. New development should enhance the local environment by way of its appearance and character, and make a positive contribution to the sense of place, local character and distinctiveness of an area.

The supporting text at paragraph 5.66 makes clear that alterations to residential properties should have regard to scale, design and materials in relation not only to the property concerned, but also any predominant characteristics in the area. It states that the impact of any proposal on the street-scene must also be acceptable.

The Council's SPG *'Extending or altering your home'* states:

"If your property is detached or semi-detached, you should avoid designing a two-store side extension up to the property boundary. Several such extensions in one road will dramatically alter the street appearance, from one of well-spaced rhythm to a row of terraces properties. This is known as the "terracing effect". To prevent this, a minimum of 1m (3ft 3") should normally be maintained between an extension and the boundary of your property. This will also have the benefit of leaving room for maintenance. Where space will allow, more than 1m should be left at the boundary."

The siting, form and 'bulk' of the proposed side extension would enclose the existing space between Nos 5 and 6 setting a precedent that would make it difficult in the future for the Council to resist a similar form of development to No.5 leading to a 'terracing effect' that would be visually discordant within the streetscene and harmful to local character.

As noted above, there are other detached properties in the road that have successfully added two storey side extensions but in those cases the specific site circumstances, including the alignments of separating boundaries and the siting of dwellings in relation to each other, have avoided the introduction of a potential 'terracing effect'. Unfortunately in this case, the siting of the existing dwelling and its relationship to the adjoining neighbour to the south results in the proposed development giving rise to a potential terracing effect that would disrupt the rhythm of the properties and spacing in between them to the detriment of the character of the area. There would however be scope to add a first floor extension to the north side of the dwelling, above the existing ground-floor extension, which would avoid such harm.

In conclusion, the impact on the visual amenity of the street is considered to be demonstrably harmful resulting in the potential for a terracing effect in

direct conflict with the Council's SPG 'Extending or Altering your Home' and contrary to Local Plan policy DM5.

Residential Amenity

The application for a two storey side extension will have some impact on the neighbouring property due to its height and massing right up to the boundary of the plot. Windows in the north side of No.5 are understood to be either secondary in nature or serving non habitable rooms. Whilst there would be some loss of daylight to these windows this would not be severe. Due to its orientation to the north of No.5 the proposed extension would not result in overshadowing.

The windows on the extension to both the front and rear are not considered to give rise to any unacceptable overlooking through their location. The views that would be gained from within the extension on the first floor would be largely the same as those available from within the host dwelling. The ground floor rear window to the rear of the garage would also not provide any views which are currently not available to the host dwelling. The privacy of the neighbour is also protected through a 1.8m close boarded fence.

Any potential for overlooking from the wedge-shaped window on the south side of the rear element is mitigated by its high level nature. This ensures that the views gained towards the neighbour would not be intensified through the window.

In terms of the impact on the neighbouring property there is not considered to be any unacceptable overbearing, overlooking or overshadowing from the proposed extension.

Recommendation

REFUSE for the reason:-

The proposed extension by reason of its siting, height, form and massing in relation to the side boundary with No.5 Ely Close would unacceptably enclose the existing visual gap separating the properties and would set a precedent making it difficult for the Council to resist other similar development leading to the creation of a 'terracing effect' that would be detrimental to the street scene and harmful to local character contrary to Policy DM5 of the adopted Worthing Local Plan, the Council's SPG Extending Or Altering Your Home and the policies of the NPPF.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision

to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Finlay Gardner Date: 31/10/2023

Authorised by: Jo Morin Date: 01.11.2023