Expiry Date - 18/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1197/23 Recommendation – APPROVE

Site: 35 The Plantation Worthing West Sussex BN13 2AE

Proposal: Single storey rear extension with rear decking

Date of site visit: 02/10/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the south side of The Plantation within a residential area of Worthing. The property is a semi-detached bungalow comprising white render elevations and a concrete tiled hipped roof. The property is set back a moderate distance from the public realm behind a hardstanding. The property exhibits a detached garage which aligns with the front of the bungalow and extends alongside the boundary with the adjacent neighbour to this direction No. 33 The Plantation. The garage is connected to the property via a front access gate and wall above. The rear of the property is of a good size and comprises a patio area behind the garage, a short section of raised decking projecting from the lounge to the west side of the rear elevation alongside the shared boundary with the attached neighbour to this direction No. 37 The Plantation, a grass area which extends to the rear, and a relatively large wooden outbuilding towards the rear of the plot.

The attached property No. 37 appears to be a mirrored copy of the application property but differs by way of a significantly smaller rear garden. The neighbour to the opposite side No. 33 benefits from a slightly larger footprint and plot size. This neighbours garage is paired with the application property's but projects significantly deeper alongside the shared boundary and passed the respective rear building lines of the bungalows. The neighbours are separated by tall boundary fences (approximately 1.9m tall).

The property is not a Listed Building, is not located within a Conservation Area, and there are no protected trees on site.

Proposal:

Permission is sought for a flat roofed single-storey rear (south) extension to the west side of the elevation which would measure approximately 3.35m deep, 4.2m wide, and 3.15m high. The extension would have rear facing doors, a side (east) facing window, and 1No. roof light. Matching render with brick plinth is proposed for the elevations, a felt flat roof, and matching

coloured UPVC for the openings. Decking measuring 0.3m high is proposed to extend 2m from the extension.

Relevant Planning History: None.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised September 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 would not be visible from the public realm by virtue of its siting alongside the shared boundary with the attached No. 37 to the rear of the property. Therefore, it would not have a detrimental impact on the street scene. There are plenty of examples of this nature of development along both sides of The Plantation and the proposed materials would mostly reflect the character of the existing bungalow and surrounding area. The occupants would continue to enjoy a good sized garden. There would be no adverse impact to visual amenity as a result of the proposal.

Residential Amenity

The proposed extension would not result in adverse impact to the adjacent neighbour to the east No. 33 by virtue of its siting to the west side of the rear elevation and in view of the existing rear projections at this neighbours property.

The extension would be set in approximately 0.17m from the shared boundary with No. 37 to the west and would project at a depth of 3.35m parallel with the boundary. The proposed depth exceeds the advised 3m as set out in the Council's SPG and would have some overshadowing and enclosing effects. However, taking into consideration the south facing aspect and the width of

the opening to this neighbour's nearside living room, it is considered that the impacts would not be so materially harmful to warrant refusal. No unneighbourly overlooking would occur as there are no proposed openings which would face towards this neighbour and a tall 1.9m fence separates the properties. The proposed decking at a height of 0.3m appears to be achievable under permitted development rights. On balance, the extension is considered acceptable in this context and given the circumstances of the site as outlined above.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings West Elevation

Informatives:-

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: Jason Albon Date: 17.10.2023

Authorised by: Jo Morin Date: 17.10.2023