Expiry 21/02/25

Development Management – Delegated Officer Report

Application Number: AWDM/1645/24 **Recommendation: APPROVE**

Site: 24 Southview Gardens

Proposal: Single Storey Rear Extension

Date of Site Visit: 14/02/25

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

Mock Tudor two storey dwelling on a corner plot. Single storey pitched roof extension proposed running along the rear of the property.

Adjoining there is a two-storey house which has a side gable with two ground floor windows facing the application site and proposed single storey extension.

Planning History:

AWDM/1196/22 - Permission granted for a single storey extension with a footway gap to the rear boundary.

Consultations: None

Representations:

None (spoke to the neighbour on site (no 26) and he has no objections to the revised proposal).

Relevant Planning Policies:

Adopted Worthing Local Plan (2023): SP1, DM5

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

This is a revised proposal to the single storey extension approved in 2022. The difference is that the extension is now increased in width, removing the side passageway to the rear of the extension and the 2-metre boundary fence.

Whilst it would have been preferable to retain a gap to the boundary the applicants need the additional width and the revised scheme does not have an adverse impact on the neighbouring property. In this respect the neighbouring property is side-on to the extension and has a 2- 3 metre gap to the boundary fence. Although there are two ground floor windows looking westwards, these are secondary windows and this room has a large south facing patio window. The neighbour confirmed on site that he has no objection to the proposal. The extension would only project slightly above the close boarded boundary fence and therefore there would not be any overbearing impact or loss of light.

There are two high level windows proposed in the extensions that would be higher than the fence, but these are to be fixed shut and obscured glazed (this can be controlled by condition).

In support of the application the agent states that,

'I understand we have had no objections, and the deadline date is due on the 21st February. The client had a previous extension approved in 2022, but they would like to take the extension closer to the boundary line. I am not sure if this would come under PD, but I am assuming the existing external chimney stack would mean that the extension would not comply with the side extension rules (?). Therefore, the client decided that they didn't want to waste any time applying for a COL.

The clients' parents are planning to move into the property, and this is the reason for the additional width and the shared accommodation.'

Recommendation

01 Standard Time Limit
02 Approved Plans
03 Matching materials
04 Windows in east elevation to be fixed and obscure glazed.
05 Ancillary accommodation

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

Case Officer: James Appleton Date: 14/02/2025

Authorised by: Jo Morin Date: 17.02.2025