Expiry Date - 02/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0733/24 Recommendation – APPROVE

Site: 12 Hurst Avenue Worthing West Sussex BN11 5NY

Proposal: Proposed single storey rear extension

Date of site visit: 17/07/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the east side of Hurst Avenue within a residential area. The property is a two-storey mid-terraced house comprising facing brickwork elevations, a pitched roof with onduvilla style green roof tiles, along with white UPVC openings.

The property is set back a relatively short distance from the public realm behind a moderate sized brick wall and access gate. The property incorporates a driveway to the northerly side, shared with the attached neighbour to this direction No. 14. The driveway forms an underpass below the first-floor of the terraced row and leads to the paired garages and rear accesses of the respective properties. The garages are mirrored in scale and appearance insofar as views from the street scene are concerned.

To the rear of the property, a lean-to labelled as a store on the submitted plans projects from the northerly side of the rear elevation (set-in marginally from the north side elevation) and a conservatory projects from the southerly side. The rear garden space is of a moderate size and widens to the rear. The garden comprises a mix of grass, patio and soil landscaping along with trees and shrubberies and garden furniture typically found within a domestic garden. A shallow fence acts as the shared boundary with No. 10 to the south and No. 14 to the north is separated by the shared driveway and paired garages, along with a shallow fence to the rear.

The buildings along this section of Hurst Avenue exhibit a strong uniformity, expressed in the main through their proportionate form, design, and finishing materials to the façade.

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Proposal:

Permission is sought to demolish the existing lean-to rear projection and conservatory and construct a full-width (approximately 7.6m) single-storey rear extension to create an open plan kitchen, dining, and lounge area. The extension would comprise matching facing brick elevations to the sides and recessed dark cladding to the rear with a brick skirt, a grey single ply membrane flat roof, and aluminium grey sliding doors to the rear.

The proposed extension would project at a depth of approximately 2.5m and have a flat roof height of approximately 3m. 1No. roof light is proposed.

Alterations to the ground-floor layout would create a new shower room. A new gate and fence measuring approximately 1.8m high would be constructed between the proposed extension and existing garage to create a new access and enclose the rear garden space.

Relevant Planning History:

None at the application property.

Single-storey rear extension and conservatory approved at No. 16 Hurst Avenue under 98/05277/FULL, decision issued 25 Aug 1998.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 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 be located to the rear of the property and would align with the existing side (north) elevation. Therefore, only the side profile of the extension would be visible from the street scene, and this would

only be possible through the underpass via a marginal section of Hurst Avenue. Following discussions with the agent, it was agreed that the finishing material for this visible side elevation be amended to matching facing brick rather than dark cladding as originally proposed in order to minimise visual intrusiveness on the street scene. In any event, the extension would be largely removed from the view of the street scene, be set-back a good distance, and extensions/ alterations to the rear of properties along this section of Hurst Avenue are aplenty. In view of the above, the extension is considered to sympathise with the existing design and layout of the house and would not adversely affect the visual amenities of the area.

Residential Amenity

The only affected neighbour's would be at the attached No. 14 and No. 10 to the north and south respectively.

The proposed extension would be a mere 0.1m deeper and set slightly closer to No. 14 than what exists through the lean-to. Whilst the extension would be of a comparatively larger overall scale and heavier massing, it would not result in a materially overbearing or overshadowing effect on this neighbour in view that this neighbour exhibits a rear conservatory to the nearside which appears to project at a similar depth to what is proposed here, there is a sufficient separation distance by virtue of the shared driveway, and the extension is considered be of modest proportions which conforms to what is advised within the Council's 'Extending or Altering Your Home' SPG.

The proposed extension would project parallel with the shared boundary with No. 10 and in-set a mere approximately 0.15m. The extension would result in a degree of impact to this neighbour owing to its close proximity coupled with the increased scale and heavier massing compared to what exists through the conservatory; the extension would be readily visible from the nearside lounge windows and doors, of which will experience reduced daylight. Notwithstanding, the resulting impact is not considered to be so significant to render the proposal unacceptable on these grounds in view of the extensions modest proportions in the context of the Council's policy and this neighbour's situation to the south of the property.

The proposed rear doors would span approximately 5.2m and would be orientated into the applicants own garden. No unneighbourly overlooking would occur.

Following discussions with the agent, the SVP has been re-located to be positioned internally of the extension to avoid encroaching the shared driveway. The proposed 0.1m depth increase of the extension from what was originally proposed is considered acceptable in order to accommodate the SVP.

There are no residential amenity grounds to resist the proposal.

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Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Side Openings

Informatives:-

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 31.07.2024
Authorised by:	Jo Morin	Date: 01.08.2024