Expiry Date - 16/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0211/25 Recommendation – APPROVE

Site: 101 Lavington Road Worthing West Sussex BN14 7SH

Proposal: Proposed single storey rear extension and ground floor front extension with alterations to existing pitched roof front dormer

Date of site visit: 16/04/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the southern side of Lavington Road in Worthing. The property is two storeys in height and detached located within a large plot. To the rear of the site there is a large rear garden with part of the front garden converted to parking with borders to the front and side providing screening.

The neighbouring property to the west has a large single storey full width rear extension. Further down the road at No.93, the same works as proposed have been completed with a full width front porch and single storey rear extension present.

As well as the parking to the front of the site on street parking is available. The site is not in a conservation area nor is the site a listed building.

Proposal

The application relates to the introduction of a single storey extension to the front of the site to the western side of the existing protrusion. This is to extend the property by 1.8m matching the other side. The existing store to the eastern side of the front elevation will change from a store with garage doors to a window. With the addition to the western section of the front elevation the roof of the existing front porch will alter to provide a full width skirt pitch encompassing the new element on the front elevation. At first floor the existing front projection will be modified from a hipped to gable roof.

To the rear of the site it is proposed that there is the introduction of a full width single storey extension with a depth of 3.9m. To the rear of the extension there is proposed to be two pairs of French doors 3m in width. Within the rear extension there are proposed to be three velux windows measuring 0.78m by 1.18m to provide light to the new kitchen diner.

The final aspect of the proposal is to have alterations to the fenestration of the property removing the chimneys and altering windows. This includes larger

windows to the front of the site as well as a change to a picture window in the first floor gable.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2024)
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 proposed works by virtue of their location will be visible from within the wider locality. Careful consideration therefore has to be given to the impact on the visual amenity of the street. Due to the prominence of the first floor projection and change to the picture window in the gable to the front of the site it is considered that there will be an impact on the street scene. However, due to the existing precedent set by other properties within the locality (including No. 93) it is considered that the proposed front extension would not provide a detrimental impact. The conversion of the garage space to provide further utilities is one that is common within the locality with examples of this at Nos. 100 and 109. As such it is not considered that the loss of the garage doors to the street scene would be unacceptable.

The skirt roof to the front would provide a different roof shape to the direct neighbours but again with other examples of this within the locality it would not provide a feature that is considered to be out of place. Materials have not been specified on the plans or within the application form. It is therefore considered appropriate to condition the use of matching materials to ensure the harmonising of the extensions with the wider locality.

Whilst the retention of the existing chimneys on the site would be a desirable feature to retain it is not considered that the removal of them would be demonstrable to the street scene or the application.

With the other works being located to the rear of the site it is not considered that that would result in an impact on the street scene. The scale is subordinate to the existing building.

As such it is considered that overall, the proposed development would be acceptable in terms of visual amenity.

Residential Amenity
The front porch, due to the location is not considered to impact the amenity of the neighbouring properties. This is due to the separation of the property from the neighbour to the west. The neighbour to the east has their own front porch and garage to the front of the site. The impact of the front proposals is mitigated by the property to the west (103) being set forward from the application site. As such in this instance the proposed works to the front would not result in a negative impact on the residential amenity of the neighbouring properties. Furthermore, any windows which are being replaced are retaining the location all be it with some minor increase in size, therefore there is not considered to be any change in the existing relationship with regard to overlooking from these windows. The views available from these windows would also be available from within the public realm so therefore cannot be considered to be unacceptable.

The proposed extension to the rear by virtue of its size and location will have an impact on both neighbours to the east and west. The property to the west has their own rear extension which protrudes past the existing rear elevation of the host dwelling, as such it is not considered that they would feel the full depth of the proposal reducing the impact in terms of overbearing or overshadowing. This accompanied with the separation distances results in an acceptable extension.

To the east there will be some impact from the proposed rear extension measuring approximately 4m in depth. With the separation from the boundary this is considered to mitigate any overbearing and overshadowing impact from the proposal, in addition to this the depth and size of the plots ensure that there is still plenty of unaffected amenity space available. The omission of windows within the side elevations of the extension ensures that there is no opportunity for overlooking to be created by the extension with the doors providing views over the application site only. The velux windows within the pitch of the roof would not provide views towards the neighbouring properties due to their location. As such the rear extension would be acceptable in terms of overlooking.

As such the proposed works are considered to be acceptable in terms of residential amenity and compliant with Policy DM5 of the Worthing Local Plan.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevation of extension

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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:	Finlay Gardner	Date: 02/05/2025
Authorised by:	Louise Prew	Date: 02/05/2025