Expiry Date - 13/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1397/24 **Recommendation – APPROVE**

Site: **25 Melbourne Avenue Worthing West Sussex BN12 4RT**

Proposal: **Demolition of Garden Store and disused outdoor WC and construction of single-storey side extension to include WC and Lobby**

Date of site visit: 16/12/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the west side of Melbourne Avenue within a residential area. The property comprises an end-of-terrace two-storey house with facing brick elevations, a plain tiled hipped roof, and white UPVC fenestration. The terraced row takes up a set-back position in the context of the street scene along Melbourne Avenue, which exhibits a staggered building line; the terraced row is situated behind a stretch of lay-by and wide grass verge/ lawn amongst pavement. The properties to the terraced row are then set-back a short distance from their respective shallow front boundary brick walls. Some trees/ shrubberies are present above the boundaries. The application property itself exhibits an approximately 1.8m high access gate with brick wall projecting from its side elevation which connects to a modest sized (approximately 2.3m high) outbuilding, set-back a mere approximately 0.3m behind the principal elevation. The outbuilding abuts the rear garden of the adjacent neighbour to the south No. 23 Melbourne Avenue. A tall hedgerow runs the full length of this boundary. Between the outbuilding and house and beyond the gate is a pathway which leads to a moderate sized rear garden space comprising a mixture of paving slabs and grass.

The terraced row has a strong symmetry in isolation but also conforms to the prevailing character of the street scene in terms of property type, built form, scale, and plot size.

Proposal

Permission is sought to demolish the existing outbuilding and construct a flat roofed single-storey side extension to comprise matching brickwork and matching white UPVC fenestration to the front, side (south), and rear. The extension would create a WC and lobby area.

The extension would project approximately 1200mm off the side elevation and align with the rear building line of the house. It would measure approximately 4175mm long and 2500mm high.

The aforementioned wall and gate would be retained at approximately 1.8m high to enclose the side/ rear garden space of the property. New paving is to be laid to the full extent of the side passage and to surround the extension.

Relevant Planning History: None.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM1 (Housing Mix)
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 and Residential Amenity

The extension would be set-back some approximately 3m from the principal elevation of the house and a significant distance from the street scene. It would be of modest proportions and well screened by virtue of the set-back position of the terraced row, the retention of the access gate and wall, and the presence of trees/ shrubberies to the front boundary.

The amenities of adjacent neighbours would not be compromised owing to the extensions modest proportions coupled with its siting and relationship with neighbours, and the screening present at the shared boundaries.

Significant weight is applied to the nature of this application which seeks to adapt the property to meet the specific needs of the occupant(s).

In view of the above, it is considered that the proposal would be acceptable on visual and residential amenity grounds.

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Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching materials

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: 07/01/2025

Authorised by: Jo Morin Date: 07.01.2025