Expiry Date - 27/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0455/25 **Recommendation – APPROVE**

Site: **52 Arlington Avenue Worthing West Sussex BN12 4SR**

Proposal: **Single-storey rear extension, alterations including new lean-to roof to north side utility and door to south side of garage**

Date of site visit: 25/04/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Arlington Avenue within a residential area of Goring. The property comprises a detached two storey house with rendered elevations and a green tiled roof. The building has a curved 'Art Deco' bay extension to the front with a terrace above and has been previously extended with a single storey lean-to extension to the side and parapet roof extension to the rear. The property is set back from the road behind a low brick wall and railings, a front garden and driveway leading to the integral garage. There is a large mature garden to the rear.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a single storey rear extension and new roof and alterations to the existing north side extension.

The existing rear extension, porch and bay would be demolished and replaced with a single storey extension measuring approximately 4.2m deep x 11.8m wide with a parapet roof of 3.45m high. The extension would have a curved wall to the south end and would be set in the same distance from the north boundary (1.1m) as the existing rear extension. The extension would have a bay window and Crittal style glazed doors to the rear elevation and a curved window to the south end and would be finished in white render to match the existing building with a roof lantern above.

The space would accommodate a large open plan kitchen/dining/living area.

Various changes are proposed to the internal layout but none that affect the exterior of the building. A new door would be added to the south side of the garage but this does not require consent.

The glazed roof of the existing lean-to extension to the north side of the building would be replaced with a new tiled roof and roof lights. The eaves height for the new roof would remain the same but the ridge where it adjoins the wall of the main dwelling would be slightly higher (approx.15- 20cm) to accommodate the new tiles and supporting structure. An integrated gutter would be fitted to avoid encroachment beyond the boundary.

The side windows of the north extension that form part of the boundary would be replaced with a rendered wall.

The application has been amended to remove the existing windows from the north side boundary.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 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 street scene is varied with houses of different design, form and scale, however there are several dwellings similar to the application property that have distinctive green tiles and curved front bay extensions.

Due to the narrow spacing between dwellings, the proposed rear extension would only be visible in glimpses above the lean to roof of the side extension. These glimpses would be extremely limited and would not adversely affect the character of the street scene.

The attractive Art Deco style curved bay to the front of the building with parapet roof would be repeated on the rear extension and finished in white render and Crittal style windows and doors to match, thereby reflecting the character of the existing building. The proposed rear extension would be subsidiary in form and scale to the existing building and would replace the existing mismatched additions with a more cohesive design. There would be no harm to the character of the property as a result of this extension.

The replacement roof to the side lean-to extension would significantly improve the appearance of this structure which is in need of maintenance at present and is visible from the road. The proposed tiled roof would match the green tiles of the existing roof to the main building reflecting the character of the property.

There would be no harm to the character of the street scene or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.54 and 50 Arlington Avenue.

No.54 is a two storey house of matching design located to the north side of the application property. The lean to extension to the north side of No.52 forms the boundary with No.54. There are existing windows directly on the boundary above a rendered wall. Although these windows have been in place for a long time and are obscure glazed, a level of overlooking and a perception of overlooking still remained and these existing features were considered unneighbourly. Amendments were therefore sought and submitted to omit these windows and infill the area with a rendered wall to match the existing wall further towards the front of the property. Removal of these windows would significantly improve the situation in relation to overlooking between properties and is welcomed. The existing guttering that overhangs the boundary would be replaced with an integral gutter within the boundary and would again improve the current situation. The replacement roof would be of very similar height to the existing with just a marginal increase to accommodate the tiles. There are no openings proposed to this side wall and none opposite to the neighbour's property that would be affected by this proposal.

The proposed rear extension would be in the same position 1.1m from the boundary with No.54, (formed by a high fence) and would be of the same depth as the existing extension. The only change would be the additional height of the parapet roof of approximately 0.45m and the finish of the walls changing from brick to render. The extension does not extend beyond a line projected at 45 degrees from the midpoint of the neighbours nearest habitable room window and the additional height would not be considered to have any significant detrimental impact on amenity. No windows are proposed to the north side of the extension and no overlooking or loss of privacy would occur.

No.50 is located to the south side of the application site and is separated by a wall and fence to the boundary. The proposed rear extension would be over

4m from the boundary with No.50 and at this distance would not have any adverse impact on these neighbours.

There would be no significant adverse impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials to include white render and green tiles
4. No openings to north side elevations of building or extension
5. The existing windows to the side of the north side extension shall be removed and replaced with a rendered wall and the new roof shall include an integrated gutter without encroachment beyond the boundary, as shown on the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.
6. No use of roof of extension as balcony or roof terrace

Informative

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.

2. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at: https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

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

Case Officer: Amanda Haslett Date: 22/05/25

Authorised by: Louise Prew Date: 22/05/2025