Development Management – Delegated Officer Report

Application Number: AWDM/1616/24 Recommendation: APPROVE

Site: 45 Meadow Road Worthing West Sussex BN11 2RH

Proposal: Single storey rear extension

Site visit: 06/02/2025

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application proposes a half width single storey rear extension of approximately 3.6 metres deep. The extension will be completed in render with a felt roof.

The property is in one the northern side of Meadow Road and contains a two-storey end-of-terrace dwelling.

The site is not in a conservation area and does not contain a listed building. There are no protected trees on site.

Relevant Planning History:
None

Consultations:
None

Representations:
None received

Relevant Planning Policies
Worthing Local Plan 2020-2036: 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 subject to the assessment of other material considerations

Visual Amenity

The proposed extension due to its single storey nature, width and depth are considered to be subservient to the main house. A condition will be included requiring

the materials match the existing house to ensure the extension is complementary. The proposal would have no impact on the streetscene as it is located to the rear of the property.

The proposal is therefore acceptable in design terms and considered to be compliant with policy DM5 of the Local Plan.

Residential Amenity

To the west, the development would project forward of the building line of no. 43. However, it is set off the shared boundary which mitigates the impact. The single storey nature of the proposal, with proposed depth of 3.6 metres and eaves height of 3.2m, is of a scale that is not considered to result in any undue overshadowing. There are no side facing windows in this elevation which means the development would not overlook the neighbours.

To the east, the development is set well off the shared boundary with no. 47 as it is half the width of the host dwelling. The separation distance of about 3.2 metres ensures the extension would not result in any undue overshadowing or sense of enclosure.

The properties slope slightly to the north so that the rear gardens are at a lower level than the finished floor level of the extension. This means that the proposed east facing side door will result in some overlooking of the neighbouring properties. It is noted that the rear doors are also currently at a higher level and that the boundary treatment between the two properties is relatively low. Given the current overlooking and that a side facing door could be built in a similar position in a smaller permitted development sized extension it is considered acceptable in this instance. It is noted an objection from the neighbours was not received but nevertheless the boundary treatment could be increased to 2 metres between the two properties if overlooking became a concern. This would mitigate the impact of the side facing door.

The houses to the north are about 20 metres away and therefore not affected by the proposal.

The development is therefore considered to retain a good level of amenity for neighbouring occupiers compliant with policy DM5 of the Local Plan.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional windows in east or west elevations

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: Louise Prew Date: 07/02/2025

Authorised by: Peter Barnett Date: 10 February 2025