Expiry Date - 05/02/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1599/24 **Recommendation – APPROVE**

Site: **38 Rackham Road Worthing West Sussex BN13 1LL**

Proposal: **Single Storey Rear Extension**

Date of site visit: 30/01/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Rackham Road within a residential area of Worthing. The property comprises a semi-detached bungalow with brick plinth and quoining and rendered elevations and a hipped roof with projecting gable to the front. The property is set back from the road behind a low wall, paved front garden and driveway leading to the detached garage at the rear of the house. There is a good size garden to the rear enclosed by fencing to the side boundaries and garage block 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 measuring 4.85m deep x 4.33m wide with a hipped roof of 2.4m high to eaves and 4.1m high to the ridge. The extension would provide a garden room with a window to the rear, French doors to the west side and accessed via the kitchen. The extension would be finished in materials to match the existing building.

The existing garage to the east side would be retained as existing.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

Expiry Date - 05/02/2025

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 proposed extension would be visible from the road down the side of the house but would extend in line with the side wall of the bungalow and follow the eaves height and pitch of the main roof but with a lower ridge (approximately 1.4m lower). The extension would be partially obscured by the existing garage that is to be retained. The proposed single storey extension in this set back position over 19m from the road would not appear dominant or intrusive in the street scene.

The proposed extension is subsidiary in scale and form to the existing building and finished in materials to match and would reflect the roof form and pitch of the bungalow. The proposal would not detract from the character of the property or the wider area.

There would be no adverse impact on 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.36 and 40 Rackham Road.

No.36 is located to the east side of the application site and separated by the garage to No.38 which is adjacent to the boundary. The only parts of the proposed extension visible from this side are a small section of the extension between the rear of the house and front of the garage and the hipped roof which extends higher than the garage roof. The visible part of the extension would be 3.33m from the boundary and face on to the boundary fence and would not affect openings to the side of the neighbouring property in terms of light, outlook or privacy. The higher roof is well away from the boundary and screened by the existing garage and would have no adverse impact on the neighbour's property.

No.40 is the adjoining bungalow to the west side of the application site and separated by a high fence to the boundary. The proposed extension at 4.85m is deep however as this is positioned over 3m from the boundary the extension

would not extend beyond a line projected at 45 degrees from the midpoint of the neighbours nearest rear facing window. An extension in this position would not appear overbearing or oppressive to neighbours or result in overshadowing or loss of light. The French doors proposed to the west side would look onto the applicant's own garden and the boundary fence and would not result in overlooking to the neighbour's house or garden.

There would be no significant detrimental 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

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: Amanda Haslett Date: 03/02/25

Authorised by: Jo Morin Date: 03.02.2025