Expiry Date - 04/02/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1592/24 **Recommendation – APPROVE**

Site: **2 Twyford Close Worthing West Sussex BN13 2NY**

Proposal: **Proposed 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 Twyford Close within a residential area of Worthing. The property comprises a semi-detached bungalow with brick and render elevations, a pitched roof and projecting gable to the front. There is a lean to porch extension to the side, lean to covered structure behind this and a conservatory to the rear. The rear garden is paved with high close board fencing to the boundaries. There is a detached brick built garage at the rear of the house but this is no longer accessible as a garage due to the side extension. The property is set back from the road behind a gravel driveway with parking for several vehicles.

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 4.5m deep x 7.5m wide with a flat roof of 2.75m high with roof lights above. The extension would be set in from the east side boundary by approximately 0.3m and from the west boundary by 2.35m. The extension would accommodate a kitchen/dining room with sliding doors and a window to the rear elevation and finished in bricks to match the existing building. The existing flue to the conservatory would be retained within the proposed extension.

The existing covered structure behind the porch and the detached garage are not shown on the proposed drawings. Removal of the garage would be required to accommodate the proposed extension.

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 proposed extension would be to the rear of the property and screened from view by the existing porch to the side of the building and would not be visible from the road.

The scale and form of the extension would be subsidiary to the existing dwelling and would be finished in materials to match, reflecting the character of the property. The eaves of the extension would extend above the height of the existing eaves in order to achieve a warm roof construction to provide the required insulation. As the extension is not visible within the surroundings streets this is not considered detrimental to the character of the 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.1 and No.3 Twyford Close and No.14 Twyford Road.

No.1 is located to the west of the application site but the plot only extends up to the side of No.2 and not to the rear. A rear extension to No.2 would not therefore have any adverse impact on these neighbours.

No.14 is located to the west side of the application site and its rear boundary with patio garden adjoins the length of the side boundary of the rear garden at No.2. This boundary is formed by a high close board fence. The detached garage to the rear of No.2 is adjacent to this boundary but this is not shown on the proposed drawings therefore this building would not offer any screening of the extension. The extension is however single storey in height and positioned

2.35m away from this boundary and would not appear overbearing or oppressive to these neighbours or diminish light to their property. There would be no overlooking or loss of privacy to the neighbour's property.

No.3 is located to the east of the application site and has been extended to the rear with a conservatory adjacent to the boundary. The boundary is formed by a high close board fence. The proposed extension would extend a total of 4.5m deep and approximately 1.85m beyond the rear of the neighbour's conservatory but would not exceed a line projected at 45 degrees from the midpoint of the rear doors. The neighbour's conservatory has clear glazing to the upper side windows but these windows are mainly screened by blinds and the fence. The proposed extension at 2.75m high would be higher than both the existing conservatory at the application site and at No.3 but would not be excessively so and would not result in any significant overshadowing or loss of light and would not be overbearing or oppressive to these neighbours. There are no openings proposed to the side elevations and no overlooking or loss of privacy would occur.

There would be no significant adverse impact on the residential amenities of adjacent occupiers as a result of a single storey extension in this position.

Recommendation

APPROVE subject to Conditions:-

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

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