Expiry Date - 23/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0687/24 Recommendation – APPROVE

Site: 44 Marine Crescent Worthing West Sussex BN12 4JG

Proposal: Replacement of first floor conservatory with sliding doors and solid flat roof.

Date of site visit: 01/07/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to No. 44 Marine Crescent which is located to the north side of the coastal road. No. 44 is a first-floor flat within a two-storey detached building comprising a total of 2No flats; No. 42 occupies the ground-floor of the building. The properties occupy a conventional rectangular shaped plot with a shared driveway to the west which leads to the respective garages of the properties and for access to the rear. The building is set back a moderate distance from the street scene and is consistent with the building line of properties along this section of road. The ground-floor comprises facing brick and glazing elevations whilst the first-floor comprises tile-hung and glazing elevations. The roof is hipped and comprises interlocking tiles and openings are white UPVC. The building features a two-storey front projection which enlarges the indoor living space of the respective flats. The projection to the ground-floor appears to be a conventional extension to the lounge space whilst the first-floor exhibits a conservatory-like structure separated from the lounge via sliding doors and features 180 degree glazing with a polycarbonate and UPVC slanted roof which rises to a height just under the eaves of the building.

The property is not located within a Conservation Area and is not a Listed Building.

Proposal:

Permission is sought to replace the existing aforementioned conservatory-like structure with a new structure comprising 4No. larger windows to the front with the central 2 panes openable, and a taller flat roof. The central 2 panes would be horizontal sliding behind a newly constructed Juliet balcony. The window frames would be marine grade powder coated aluminium and the roof would be finished in grey GRP.

Relevant Planning History:

Planning permission granted at the application building (No's 42-44) for:

- Erection of 1 block of 2 S/C flats under WB/0761/59, decision issued 15 September 1959.
- Erection of 1 block of 2 garages at rear of flats under WB/0385/60, decision issued 03 May 1960.
- Erection of additional garage at rear under WB/0907/70, decision issued 24 November 1970.
- Alteration and installation of 2 dormer windows in roof space to provide new bathroom and additional bedroom to existing first-floor flat under WB/0948/72, decision issued 05 September 1972.
- Enclosure of balcony at first floor of south elevation approved under 91/05486/FULL, decision issued 24 Jan 1992.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
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 Amenity

The proposed replacement extension would occupy the same footprint above the ground-floor projection but would still result in a visible alteration from the street scene owing to the heavier massing of the roof coupled with its prominent position within this open context. Whilst the roof would appear slightly awkward by virtue of its situation above eaves level of the existing building, the proposed extension is considered to be reasonably proportionate, owing in part to the established conservatory-like structure; the proposed roof would only be a mere approximately 0.35m taller than what exists and the insertion of larger windows to the front of the extension would offset any perceived increase in prominence to some degree. Thus, the proposal would not give rise an unacceptably intrusive or prominent form of development.

The existing aesthetic of the building would be mostly retained, with predominantly tile-hung and glazing used as the construction materials. In any event, there is a diverse mix of housing designs along Marine Crescent, some of which exhibit bespoke windows to the façade and different forms, designs, and sizes of balconies to the first-floor. The proposed extension would not present a discordant feature within this context.

The proposed development would not significantly detract from the appearance of the existing building and would not result in unacceptable harm to visual amenity.

Residential Amenity

The only scale increase proposed from what exists would be the height of the extension. An approximately 0.35m height increase is considered modest and would have no material overbearing or overshadowing impact on surrounding neighbours. Replacement windows are proposed to locations where they are already established. The 180 degree outlook from the extension would be retained without compromising neighbours' privacy.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. Window Colour

Informatives:-

1. 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: 19.07.2024

Authorised by: Jo Morin Date: 19.07.2024