Expiry: 29/08

Development Control – Delegated Officer Report

Application Number: AWDM/1060/23 Recommendation: Approve

Site: 18 Lobelia Drive

Proposal: Single storey pitched roof extension.

Date of site visit: 23/08/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a two storey semi detached dwelling on the north of Lobelia Drive, a residential street which comprises primarily two storey dwellings. Lobelia Drive is on the northern edge of the new-build estate. Each of the dwellings in the locality have a standardised rear garden and appearance from the street scene. The application site has parking to the rear, the access to which provides the turning area for Nos. 20-28 Lobelia Drive which all have parking to the front.

The boundary treatment comprises 1.8m close boarded fencing. To the rear there are no properties but a footpath and fields beyond this. The east of the property has the access road and parking for properties 20-28 Lobelia Drive. To the east there is the neighbouring garden which has an unusual form narrowing away from no.18.

Proposal

The proposed development is for a single storey extension to the rear of the property. The extension is proposed to be to the rear creating a 4.58m to the rear to create a lobby area for a tumble dryer and a small bedroom to the rear. The total width of the extension will measure 3m. The proposed extension will have a pitched roof. The proposal will extend straight out from the rear of the property and not parallel with the boundary treatment.

Windows are proposed on each of the elevations, a door to the east elevation will provide access to the rear garden. The windows and materials are to match that of the existing.

The site is not a listed building or within a conservation area. However to the north beyond the application boundary there is the castle Goring Conservation Area.

Relevant Planning History:

None that apply directly to the application site.

Consultations:

Expiry: 29/08

None.

Representations:
No representations received.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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

Due to the location of the proposed development to the rear of the dwelling there will only be glimpsed views available from the public realm. Due to the relationship with the properties to the west (nos. 20-28) there will be views of the extension from these properties. However they will be largely screened by the boundary wall. As such they will see the pitch roof only.

Therefore, it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

Residential Amenity

No detrimental impact to the neighbouring dwelling due to the location of the proposal and the relationship with the neighbouring property. The neighbouring property to the east will be the property (no.16) that is most effected by the proposal.

The proposed extension is located on the boundary furthest from the neighbouring property. As such there is a reasonable separation distance from the boundary, this is further assisted through the shape of the garden angling to the east away from the proposal. On the other side there is sufficient distance to the west with a road and parking spaces and small front gardens splitting the proposal and the front elevations of the properties. This allows the proposal to not overbear the neighbouring properties. There will be a minor impact on the overshadowing of the neighbouring property to the east. However with the location and overall scale the proposed extension will not result in an unacceptable level of overshadowing.

Overlooking of the neighbouring properties with the current relationship the window on the eastern elevation is considered to raise issue. As such to avoid any unacceptable impact on the neighbouring property. As such to avoid this impact it has been conditioned that the window and door on this side will be obscure glazed. The other proposed window is not considered to result in any overlooking due to the proposed development being single storey only looking into the rear garden of the property.

Expiry: 29/08

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Obscure glazing to the window/door on the eastern elevation

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: Finlay Gardner Date: 26/09/2023

Authorised by: Jo Morin Date: 27.09.2023