Expiry Date - 30/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0870/24 Recommendation – APPROVE

Site: 55 Marlowe Road Worthing West Sussex BN14 8EZ

Proposal: Demolition of side extension and rear WC and erection of new single storey side and rear extensions.

Date of site visit: 23/08/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is an end of terrace property to the western side of Marlowe Road. The road has a character of small terraces, a number of which are undergoing alterations, with small separations between them. The site is no different to this however with the location on the corner plot of Marlowe Road and Fletcher Road. As such there is greater separation between the site and neighbours to the south. Furthermore, there is a detached garage located to the rear of the property.

Proposal
The application relates to a single storey rear extension in the place of the existing rear existing external W/C and connecting to the property. The other aspect of the proposal relates to the introduction of a single storey side extension to the property towards the boundary.

The rear extension is to be flat roofed. Within the side extension there will be a set of bi-folding doors and to the front a pair of windows.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

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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 side component of the proposed extension will be visible in the streetscene. However, it is subsidiary in scale and proportions to the host dwelling and will be carried out in matching render with a tiled roof. In addition, the set-back of the side element from the main front elevation will help it appear subsidiary in visual terms. Therefore, it is considered not to have any harmful impact on the appearance of the property or the character of the area.

The scale and design of the rear extension is considered to complement the main house and remain subservient to it. The rear extension due to its location to the rear will not have a significant impact on the street scene this is with the separation distance to the boundary of the property being approximately 6m. The rear extension will adjoin an existing extension and be of a similar height ensuring it complements the existing building. As such it is in accordance with Policy DM5 of the Worthing Local Plan.

Residential Amenity

With the application having two extensions to it they will both have different impacts on the neighbouring properties. 57 Marlowe Road is not considered adversely affected as both extensions are located away from the shared boundary behind existing extensions or the main house. To the other side there is a significant separation including a road which mitigates any unneighbourly impact. The height of the extension is not unacceptable as such it is not considered that the extension would overshadow.

The side extension is considered to have a significant separation distance from the properties to the south with a small separation from the boundary before approximately 12m to the neighbouring boundary. As such it is not considered that there would be any unacceptable levels of overbearing or overshadowing. In terms of overlooking with the proposal being single storey in nature any views would be obscured by the boundary fencing. To the rear of the site there are garages which provide screening and prevent any overlooking. Furthermore, the separation from the properties to the west ensures there is not any overshadowing or overbearing.

As such it is not considered that the proposed extension would result in a demonstrable impact on either neighbouring property and is therefore compliant with the policies of the Worthing Local Plan

Recommendation

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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: Finlay Gardner Date: 22/08/2024

Authorised by: Louise Prew Date: 22/8/2024