Expiry Date - 20/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1210/24 **Recommendation – APPROVE**

Site: **180 Goring Road Worthing West Sussex BN12 4PH**

Proposal: **Single Storey Rear Extension**

Date of site visit: 30/10/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Goring Road off a slip road adjacent to the A259. The area is predominantly residential in character. The property comprises a semi-detached, two storey house with brick and tile hung elevations and a hipped roof with dormer to the side. The house is set back from the road behind a low wall and deep front garden. There is a small extension, a conservatory and large garden 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 3.69m deep x 3.5m wide extending out from the existing rear extension. The existing conservatory (adjacent to this) would be replaced with a single storey extension of the same width and depth to form an open plan kitchen/dining/living area.

The flat roof of the existing extension would be replaced with a pitched roof of approximately 3.75m high and eaves of 2.3 which would continue across the proposed extension with two rooflights to each side and a wraparound window to the rear and west side. The pitched roof of the existing conservatory would be replaced with a flat roof of approximately 2.8m high with roof light above and sliding doors to the rear.

The extension would be finished in brick and tiles to match the existing building.

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 (DLUHC 2023)
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 is to the rear of the property however some views of the proposal would be possible from Marlborough Way to the west of the site above the fence of the adjoining property.

The proposed extension is single storey in height and would be subsidiary in scale and form to the existing property and finished in materials to match. The design of the extension complements the existing building. There are many similar additions to the rear of properties in the area and the limited views of the extension roof that could be seen from the adjacent side road would not appear out of keeping with the surrounding street scene.

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.178 and 182 Goring Road.

No.178 is located to the east side of the application property and separated by a driveway at their property and a wall to the side boundary. The wall is approximately 1.5m from the proposed extension and the neighbour's house is approximately 3.8m from the extension. The extension would not cross a 45 degree line projected from the neighbour's rear facing windows which serve a kitchen, a non-habitable room, and light to these windows would not be diminished by the proposal. There are two openings to the side of the neighbour's property, both with obscure glazing, there are no new openings to the side of No.180 and no overlooking or loss of privacy would occur.

No.182 is located to the west side of the application property and separated by a high fence. The existing conservatory at No.180 would be replaced with an extension of exactly the same depth and in the same position in relation to the boundary. The only difference would be the height of the extension which would be approximately 2.8m at eaves level (with a flat roof) which is approximately 0.5m higher than the existing conservatory eaves at 2.3m high. It is however noted that the ridge of the existing conservatory is higher overall and whilst this is a lighter structure than the proposed extension, due to its position to the north of the property it is unlikely that there would be any significant change to the existing situation in terms of light to the rear facing doors of the neighbour's property. The extension is not considered to appear significantly overbearing in comparison to the existing conservatory. The only proposed opening facing west is to the side of the kitchen extension which is over 3m from the boundary fence and would not result in any overlooking or loss of privacy.

There would be no significant harm or detriment to residential amenity as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No add. openings to side elevations 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: 19/11/24

Authorised by: Jo Morin Date: 19.11.2024