Expiry Date - 20/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1528/24 Recommendation – APPROVE

Site: 17B St Botolphs Road Worthing West Sussex BN11 4JP

Proposal: Single storey rear extension to ground floor flat

Date of site visit: 14.01.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a small ground-floor studio flat located to the rear of this semi-detached Edwardian character building on the west side of St Botolphs Road. The building is constructed in brick with a slate roof and mock 'Tudor' detailing to the upper parts of the front elevation. Architectural details include a square bay windows with decorative mullions and cornicing, chimney and decorative entrance porch. Some of the original windows remain including a small-paned sash window at the front and casements with decorative coloured and leaded lights.

The studio flat is accessed at the rear via a narrow path running alongside the south side elevation. It has an outlook onto the walled rear garden.

The property has been in use as flats for many years, currently 6no units, including 1no within the roof space.

The attached property to the north (No.19) occupies a corner plot on the junction of St Botolphs Road with Rugby Road. It is also sub-divided into a number of small flat units.

Adjoining to the south, No.15 comprises a semi-detached house similar in layout and detailed design to No.17. It appears to be in use as a single dwelling and has been enlarged by a single-storey rear extension with roof terrace (for which there are no planning records).

The property is not listed, or locally listed, or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought for a rear extension projecting into the rear garden. It would be a maximum 4.5m deep and 5.5m wide with a chamfered SW corner. It would be constructed in brick with a flat roof 3.3m high.

Relevant Planning History:

Records relating to the use of the property as flats date from the mid-1950s.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM2, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Government so-called 'Nationally Described Space Standard' (2015)

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.

The existing studio flat (32sqm) consists of a single room with a shower room leading off it and a separate kitchen. The only entrance is through the kitchen. The proposed extension (19.4sqm) will double the floor area of the main room, increasing the gross internal floor area of the flat to 41.5sqm. The proposed extension will bring the flat up to the Government's minimum floor space standard for a 1-bedroom 1-person unit.

Visual Amenity

The proposed single-storey extension will be subordinate in scale and the use of matching materials will harmonise with the appearance of the host building. The proposed flat roof design is rather utilitarian in appearance and will be visible in views of the rear of the building from Rugby Road. However, its design is consistent with that of rear extensions to neighbouring properties and its visual impact on the appearance of the building and the wider street scene would not be so harmful as to warrant refusal.

Residential Amenity

The most affected property is the rear ground-floor flat at No.19 to the north.

The submitted drawings do not accurately show that ground levels gradually fall away to the rear of the building, so that at its deepest point the overall height of the extension will be in excess of the 3.3m annotated on the drawing.

The ground-floor rear elevation of No.19 includes a wide square bay window. It appears to be an original feature with a slated, hipped roof. The windows have been replaced in UPVC but have retained the original small-paned design. The bay window is set in from the common boundary by approximately 0.3m. The latter is marked by a brick wall with timber fence panels above. This fencing sits approximately 1.8m above the narrow paved terrace closest to the back of the building at No.17B, but is taller where ground levels fall away deeper into the garden. The internal layout of the garden flat at No.19 is unknown, but it can reasonably be assumed that the bay window serves a key habitable room. The proposed extension would extend approximately 3.2m beyond the face of the bay window at No.19. Its siting, height and depth located due south of No.19 would have an impact on the receipt of daylight and sunlight to the room served by this window, and would have an enclosing effect on its outlook. Whilst on the very margins of acceptability on balance it is considered the impact on this neighbour would not be so severe as to warrant refusal on this ground.

The flat does not benefit from PD rights so there is no necessity to control the insertion of additional openings on the north elevation.

A reasonable separation distance will be retained between the proposed extension and the neighbouring property to the south (No.15), and the garden of 1 Rugby Road to the west.

Conclusion

In arriving at this recommendation consideration has been given to the fact that the proposal would improve the sub-standard GIA of this existing small dwelling unit to meet minimum internal floor space standards.

Recommendation

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

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Case Officer:	Jo Morin	Date: 17.01.2025
Authorised by:	Louise Prew	Date: 17/01/2025