Expiry Date - 13/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1416/24 Recommendation – APPROVE

Site: 7 Alder Close Worthing West Sussex BN13 3PU

Proposal: Single storey rear extension

Date of site visit: 16/12/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is located to the westerly side of Alder Close, a cul-de-sac off Cypress Avenue. The property is a 1980's two-storey link-detached house comprising facing brick elevations, an interlocking tiled gable roof with plain tiled mono-pitched open canopy over the entrance door and ground-floor window to the front supported by timber posts, and white UPVC openings. The garage of the property is set-back and adjoins the house to the northerly side. It has a pitched roof and is paired with the neighbour's to this direction (No. 8 Alder Close). The neighbour to the opposite side (No. 6 Alder Close) is separated by a relatively narrow gap. The property is set-back a short distance from the street scene behind an open front lawn with bisecting pathway and includes off-street parking to the front of the garage. To the rear of the property is a moderate sized garden. A single-storey flat roofed extension projects from the rear of the garage into the northerly side of the garden with a pergola behind. The remainder of the garden comprises a patio area to the front and grass extending to the rear.

There is some continuity in the street scene and surrounding area in terms of property type, scale, and plot size, however, there is diversity in design, built form and relationship with the street scene. Many properties within this locality, namely the adjacent neighbour to the northerly side No. 8, share the unique characteristics of the application property.

Proposal:

Permission is sought to construct a single-storey rear extension to the southerly side of the rear elevation extending from the lounge. The extension would align with side (southerly) elevation of the house. The extension would comprise matching brickwork elevation, a flat roof with roof lantern, and the fenestration involves a high horizontal window to side (southerly) elevation and windows to the rear elevation which wrap-around to the northerly side to connect a door.

The extension would project approximately 3.5m, have a width of approximately 4m, and height of approximately 2.7m high (2.9m to roof lantern level).

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Representations: None received.

Consultations: None.

Relevant Planning History:

Application property constructed as part of wider development pursuant to WB/554/85 for erection of 174 two-storey houses with garages (matters reserved for approval subsequent to outline consent WB/1228/72 dated 17.03.73), decision issued 30.07.1985.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 2024)
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 extension would be marginally visible to the street scene when viewed through the gap between the application property and adjacent neighbour to the southerly side No. 6. The bulk of the extension would be screened owing to its situation to the rear of the property and behind the relatively tightly grained properties that reside to this westerly side of the road. The resulting impact on the street scene is not considered to be harmful to visual amenity.

The rear extension would respect the property's layout and be reasonably sympathetic to its existing character. Rear extensions of various forms, sizes and designs are commonplace within the locality. The development would not pose a detrimental impact to the character of the property nor the surrounding area.

The proposal is acceptable on visual amenity grounds.

Residential Amenity

The only affected neighbour would be No. 6 to the southerly side. No. 8 would be completely screened by the garage extension to the northerly side and the properties to the rear are located a sufficient distance away to overcome any amenity concerns.

Whilst the property is spaced relatively tightly to No. 6, the existing gap to this neighbour would not be compromised and the scale and projection of the extension would not give rise to a harmful overbearing or overshadowing impact on this neighbouring property, owing in part to its situation to the southerly of the extension. The proposed extension is not anticipated to materially worsen this neighbours existing situation in respect to the admittance of light into their ground-floor rear openings; a veranda structure which projects relatively deep into their garden and extends the full width of their rear elevation will already drastically reduce light admittance into the openings at all times. In any event, the extension would only impact light admittance in the evening time and this is not anticipated to be to a significant degree.

The high horizontal window which would face towards this neighbours property is considered to be at a size and distance such that no unneighbourly overlooking would occur. The other openings proposed would face into the applicants own garden to the rear/ onto the existing extension to the northerly side of the house.

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. No Add Side (Southerly) Openings to Extension

Informatives:-

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

Expiry Date - 13/01/2025

Case Officer: Jason Albon Date: 08.01.2025

Authorised by: Jo Morin Date: 09.01.2025