Expiry Date - 10/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0313/24 **Recommendation – APPROVE**

Site: **102 Wallace Avenue Worthing West Sussex BN11 5QA**

Proposal: **Ground floor side extension, loft conversion with rear dormer, front rooflights and porch**

Date of site visit: 08/04/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located to the east side of Wallace Avenue within a residential area. The property is a semi-detached two-storey house comprising a mix of facing brickwork, wet dash render in a sand colour, and tile hung elevations, a gable roof, and a mix of white and dark framed openings. Other notable features of the property include a double-height bay window to façade which blends into the roof, a two-storey gable projection to the rear which is original to the house, and a flat roof canopy over front access door. A lean-to measuring approximately 1.2m deep projects from the two-storey rear element. The attached house to the south No. 100 appears to be a mirrored copy of the original application property but has made alterations to their property by way of a side extension, conservatory, and roof lights.

The application property is set back from the public realm a moderate distance behind a contrasting brick wall and access gate. The front garden space consists of predominantly grass whilst the side and rear spaces consist of patio/ gravel. The property occupies a corner plot with the private road St Raphael Road running parallel to the plot to the north. St Raphael Road comprises a gravel road with grass verges either side and no on-street parking provision to create an open character to the street scene.

Properties in the surrounding area are diverse in terms of their type, form, scale, massing, and design. For example, opposite the application property (west) and to the north-west are blocks of three-storey flats and to the south-west are houses marked by contemporary architecture. Notwithstanding, single dwelling houses of a moderate scale and plot size dominate the local character.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

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Proposal:

Permission is sought for a single storey side extension, a loft conversion with a rear dormer and front roof lights, and an open front porch. The extension would improve the functional floor space of the house at ground-floor and the roof extension would create an additional bedroom with bathroom, office, walk-in-wardrobe, and storage space.

The open porch would be of a pitched roof form and project approximately 1.2m, have a width of 2.55m, and height of 3m, shallowing to 2.25m at eaves level. A new bespoke front access door and side lights are proposed. The porch would be constructed of oak frame with facing brick and a tiled pitched roof.

The side extension would project approximately 2.95m off the side (north) elevation, span virtually the entire depth of the house (approximately 10.6m) and be set back approximately 0.45m from the front elevation. It would have a height of approximately 3.7m at maximum, shallowing to approximately 2.4m. The extension would comprise facing brick elevations and a tiled mono-pitch roof. Rear facing double doors and a window are proposed along with a front window. A long vertical style roof light and 2no. smaller roof lights are proposed to the side pitch.

The proposed rear dormer would be constructed using matching vertical tiles and a false mono-pitch roof and would measure approximately 2.55m high and 5.9m wide with rear facing windows. 3No. front facing roof lights are proposed.

Relevant Planning History: None.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised December 2023)
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 development would be readily visible to views from Wallace Avenue opposite the site to the west and spanning north by virtue of the open character of this section of road.

The proposed open porch is considered to be of modest proportions and a good build quality which would not significantly detract from the character of existing house and surrounding area. The surrounding area is not marked by a prevailing character but rather displays examples of various architectural forms and designs. Thus, the proposed porch is considered acceptable in this context.

Following discussions with the agent it was agreed that amendments be made to address the Council's concerns regarding the side extension. It was agreed that the extension be set-back from the principal front elevation of the house (by approximately 0.45m) in order for it to take up a subservient form and to avoid the awkward blend of differing materials at the junction. Furthermore, it was agreed that the parapet wall to the edge of the eaves line be omitted in view that this is a discordant feature. Lastly, it was agreed that the extension be set in approximately 0.35m from the side (north) boundary fence to respect the open character of this section of road and the adjacent private road and to allow sufficient room for rainwater goods. In view of the amendments made, it is considered that the side extension would not be intrusive to the street scene and would not result in a materially adverse effect on the character of the house or character and appearance of the street scene.

The agent has noted on the submitted plans that the rear dormer and front roof lights element of the application can be achieved under permitted development rights. Consideration can be given to a 'fall-back' position in this instance. However, in any event, the rear dormer would be of sympathetic proportions, some approximately 0.95m below the ridge of the house and in-set a good distance from the eaves and edge of the roof. The rear dormer would respect the character of the existing house. Front roof lights are a common feature and well established in the wider locality. The works to the roof are not considered to result in a materially adverse effect on the character of the house or character and appearance of the street scene

The proposal is considered acceptable on visual amenity grounds.

Residential Amenity

The depth and massing of the lean-to to the rear would not be altered, therefore, the proposal would have no impact on the living conditions of the attached neighbour No. 100.

The property benefits from a corner plot insofar that the neighbour closest to the proposed side extension would be No. 104 Wallace Avenue who is situated to the opposite side of St Raphael Road and at a significant distance away. No overbearing or overshadowing impact would occur. Windows to the single-storey extension are oriented to the front and rear towards the street

scene and applicants own rear garden space respectively, thus, no material overlooking would occur.

The rear dormer windows may give rise to some overlooking across the attached neighbour's rear garden and towards No. 5 St Raphael Road. There are no windows in the west side of the No.5 and overlooking of neighbouring gardens would be at an oblique angle and not considered to be significantly harmful. Consideration is also given to the fact that the rear dormer may be undertaken as permitted development.

The front porch owing to its siting and modest proportions would have no impact on the residential amenities of surrounding neighbours.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

Informatives:-

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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:	Jason Albon	Date: 10.05.2024
Authorised by:	Jo Morin	Date: 10.05.2024