Expiry Date - 03/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1029/24 **Recommendation – APPROVE**

Site: **31 Highdown Avenue Worthing West Sussex BN13 1PU**

Proposal: **Replacement single-storey rear infill extension and associated alterations including removal first-floor rear terrace, and window alterations (South, East and West elevations)**

Date of site visit: 25/09/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Highdown Avenue within a residential area of Worthing. The property comprises a detached two storey house with brick and render elevations, timber sash windows, a projecting gable and balcony to the front and a tiled roof. The property is set back from the road behind a low brick wall and paving with a driveway to the west side. There is a good size garden to the rear, enclosed by fencing and a detached garden room, greenhouse and several sheds.

The site 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 replacement single storey rear infill extension, alterations including removal of the first floor terrace and window alterations.

The existing conservatory infill extension to the rear would be demolished and replaced with an extension of the same footprint with a flat roof to match the height and detailing of the existing rear addition at ground floor. New double doors would be added to the rear elevation.

Internally the walls separating the kitchen, utility, sun room and shower room would be removed and an open plan kitchen/dining room created. The shower room would be relocated within the existing building. The windows to the west side of the existing sunroom would be replaced with high level windows and a window removed to the east side and two large windows reduced to one small window to serve the relocated shower room.

The small terrace at first floor would be removed and the door and window on to the terrace would be replaced with a window.

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 works are to the rear of the building and would not be visible from the road or surrounding area.

The infill extension would replace an existing structure of the same footprint with only minor changes to external elevations. The extension would match the height, materials and detailing of the ground floor rear addition to which it adjoins. Changes to windows would not adversely affect the character or appearance of the property.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The infill extension would not affect neighbours as it is screened to both sides by the existing building.

The changes to windows to the east and west side elevations consist of removing or reducing the size of existing windows and would not result in any additional impact on neighbours in terms of overlooking or loss of privacy.

There would be no detrimental impact on residential amenity as a result of this application.

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

Case Officer: Amanda Haslett Date: 02/10/24

Authorised by: Jo Morin Date: 02.10.2024