Development Control – Delegated Officer Report

Application Number: AWDM/0419/24 Recommendation: Approve

Site: 18 Cissbury Gardens Worthing West Sussex BN14 0DX

Proposal: Proposed single storey rear extension.

Site visit: Site photos provided

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site contains a single-storey detached bungalow on the eastern side of Cissbury Gardens. The building has an existing rear utility room extension.

The building is not listed and the property is not within a conservation area.

Permission is sought to demolish the existing utility room and replace it with single storey rear extension 4 metres deep and 3.465 metres wide with a roof lantern.

Relevant Planning History:
None

Consultations:
None

Representations:
None received

Relevant Planning Policies
Worthing Local Plan 2020-2036: SP1, DM5
National Planning Policy Framework (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 subject to the assessment of other material considerations

Visual Amenity

The proposed extension due to its single storey nature, width and depth are considered to be subservient to the main house. A condition will be included requiring the materials to match the existing house to ensure the extension is complementary.

The proposal would have no impact on the streetscene as it is located to the rear of the property and is not visible from the streetscene.

The proposal is therefore acceptable in design terms and considered to be compliant with policy DM5 of the Local Plan.

Residential Amenity

To the north the development would project forward of the building line of no. 20. However, the development is set off the shared boundary by about 1.065 metres which mitigates the impact. The single storey nature of the proposal and proposed depth of 4 metres, are also not considered to result in any undue overshadowing. There are no side facing windows in this eleveation which means the development would not overlook the neighbours.

To the south, the development is set well off the shared boundary with no. 16. It is not considered to adversely affect the amenity of these occupiers.

The houses to the east are about 50 metres away and therefore not affected by the proposal.

The development is therefore considered to retain a good level of amenity for neighbouring occupiers compliant with policy DM5 of the Local Plan.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional windows in north elevation

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: Louise Prew Date: 20/05/2024

Authorised by: Gary Peck Date: 20 May 2024