Expiry Date - 03/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1430/24 **Recommendation – APPROVE**

Site: **12 Hayling Gardens Worthing West Sussex BN13 3AJ**

Proposal: **Side and Rear Extension**

Date of site visit: 09/01/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Hayling Gardens, a cul-de-sac within High Salvington in Worthing. The property comprises a detached bungalow with brick elevations, timber cladding to the front and a pitched roof. The property is set back from the road behind an open front garden and a driveway leading to the attached garage to the south side. The properties are well spaced and on sloping ground which rises from south to north. There is a good size garden with a range of mature and semi mature shrubs and trees and a large patio to the rear of the property, enclosed by 1.8m high close board fencing.

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 single storey side and rear extension.

The existing garage to the south side would be replaced with a single story extension of the same width (2.80m) positioned slightly further forwards by about 0.2m. The side extension would extend a total depth of approximately 10.05m to form a rear extension of 6.85m wide, projecting 4m deep from the existing rear wall of the property. The extension would have a flat roof of approximately 2.95m high. The extension would be finished in brick with a felt roof.

The side extension would accommodate a utility room with door and window to the south side and a wet room with window to the side and the rear extension would accommodate a kitchen/dining room with glazed doors to the rear and a window to the north side.

Relevant Planning History:

AWDM/2292/21 - Proposed single storey rear and side extension – Approved (Not implemented)

Expiry Date - 03/01/2025

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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 street scene is characterised by detached bungalows of two different styles and chalet bungalows that are evenly spaced with garages in between. The chalet bungalow to the south side has two large dormers to the sides and the property to the north is a bungalow of the same style as the application property. The garage at No.10 has been converted to a habitable room and extended slightly forwards in the same position as proposed by this application.

A larger extension was approved here in the same position under application AWDM/2292/21. The approved extension had a false pitch roof to the front of the side extension and extended the full width of the property and deeper to the rear.

The proposed side extension would be a maximum of 0.2m further forwards than the existing garage and still retains a set back of 4.35m from the front of the building and the large side window that is characteristic of these bungalows. The extension would be the same width as the existing garage and would maintain the spacing between properties. The only visible difference would be the higher flat roof and window to the front. The roof would be approximately 0.55m higher than the existing garage roof and would extend above the eaves and is required at this height to achieve the necessary insulation for habitable purposes. The roof of the side extension is set back behind the property and approximately 17.5m from the edge of the pavement and in this position would not appear dominant or intrusive in the street scene or impact negatively on the character of the area.

The rear part of the extension is smaller than the original approval and would remain subsidiary in form and scale to the existing building and be finished in materials to match.

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

Residential Amenity

The most affected neighbours are those to the sides at No.11 and 13 Hayling Gardens.

No.11 is a bungalow to the north side positioned further forwards in its plot. This property has been extended to the side and rear in a similar manner plus a conservatory to the rear. The proposed rear extension would be positioned approximately 5.5m from the boundary with No.11 and is on lower ground and single storey height and would not result in an overbearing or oppressive structure. The window to the north side would look onto the boundary fence and would not result in overlooking or loss of privacy.

No.13 is a chalet bungalow to the south side that is positioned further back in its plot and extends further to the rear. This property has a large box dormer facing the application site. The proposed extension would be in the same position in relation to the boundary and a similar height to the previous approved scheme but would extend only 4m to the rear as opposed to the 4.5m of the previous scheme. No.13 extends further to the rear and the proposed extension would not extend beyond a line projected at 45 degrees from the midpoint of the neighbour's nearest rear door/window. The single storey extension would be set in 1m from the boundary and to the north of No.13 and would not have any significant adverse impact in terms of light or overshadowing. A structure of this size would not appear overbearing or oppressive to the neighbours. Openings to the south side serve non-habitable rooms (utility and wet room) and would look out on to the boundary fence and would not compromise the neighbour's privacy.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings to south side elevations of extension

Informative

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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: 13/01/25

Authorised by: Jo Morin Date: 13.01.2025