Expiry Date - 03/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0812/24 Recommendation – APPROVE

Site: 52 Wiston Avenue Worthing West Sussex BN14 7PT

Proposal: Proposed single storey side/rear extension

Date of site visit: 03/09/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a property on the northern side of Wiston Avenue. The properties are situated comfortably within their plots. Each of the properties within the subject terrace has a garden to the rear. The application site is an end of a three-property terrace and is on the corner with Wiston Close to the side of the property. Beyond the boundary of the site there is a footpath and a verge before the road.

Proposal

The proposed development relates to a single storey flat roofed extension to the rear of the application site. It is proposed that the extension to the rear would be full width and extend to the existing side elevation. There is an existing store and conservatory which will be removed to host the new alteration. The rear extension is proposed to host a set of bi-folding doors to the rear. The flank elevations are not proposed to host any openings.

Relevant Planning History:
None

Consultations:
None

Representations:
One letter of representation – Neither objecting or supporting the application but questioning the presence of the trees not being affected by the proposal.

Officer's response: There are trees on site but these are on the boundary line away from the footprint of the extension. The trees are not within a conservation area and are not protected by tree preservation orders. It is not considered tat the development would adversely affect any protected trees.

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): 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. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

Due to the location of the proposed development, there will be an impact on the visual amenity of the street scene. This is due to the location on the rear of the corner plot. There is vegetation along the side boundary but the proposal is visible over the rear boundary. The materials proposed within the extension are to match that of the host dwelling which assists in the proposal being subservient in form. Furthermore, the single storey nature allows the extension to not dominate the street scene or the host dwelling.

As such it is considered that the proposed works to the site would result in an unacceptable impact on the visual amenity.

Residential Amenity

The neighbouring property to the west (No.54) would potentially be most affected by the proposed development with the introduction of an extension to the boundary of the garden. With an existing development to the rear of the site there is already the presence of some footprint which would be removed and replaced. Due to the neighbour having an existing rear extension to the same depth and height it is not considered that there would be any overlooking or overbearing impact on the neighbouring property.

Due to the single storey height of the proposed development and the omission of windows within the side elevations of the extension there is not considered to be any overlooking as a result of the proposal. The doors to the rear face the applicant's garden and as they are at ground level, and sufficiently set within the garden, there is not considered to be any overlooking of the property to the north achieved from the proposal. The property to the east, due to the separation distance across Wiston Close is not considered to be impacted.

It is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

Recommendation

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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: Finlay Gardner Date: 03/09/2024

Authorised by: Louise Prew Date: 03/09/2024