Development Control – Delegated Officer Report

Application Number: AWDM/0452/24 Recommendation – APPROVE

Site: 11 Saxony Road Worthing West Sussex BN14 7AT

Proposal: Proposed single storey rear extension.

Date of site visit: 21/06/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached property, the property was originally a bungalow that has been converted to create a chalet style property. There is a large rear dormer which has been used for the conversion of the roof space. The property has a small front garden and off-road parking that connects to the rear garden. Within the rear garden there are two tiers with the higher being further from the rear elevation. To the boundary with the neighbouring property there is an existing conservatory.

A number of properties along the road have converted their roof space and had single storey rear extensions of differing forms. The neighbour, no. 9 to the east, has a small single storey conservatory to the rear on the far side of the property.

Proposal

The proposed development relates to a single storey rear extension and demolition of the existing conservatory. The amended extension is to measure 5m in depth and to be 8.8m in width allowing for a small set back from the boundary. The extension has been reduced in height and depth during the application. Behind the false pitch of the roof is proposed to be a roof lantern to provide light. The rear elevation is proposed to host a set of bi-folding doors and a window. In the western elevation there is proposed to be a door for access and no openings are in the eastern elevation.

Relevant Planning History:
AWDM/0430/24 - Householder application for permitted development for prior approval for proposed single storey rear extension measuring 5.5m from rear wall of the original house, maximum height 3.6m and height of eaves of the extension 2.5m, with a plain concrete tiled apron roof, and lantern light behind. Application Withdrawn.

Consultations:

None

Representations:
One letter of objection –
I wish to object to the planned apron roof, this makes the structure considerably higher than if a normal flat roof was used. The proposed roof nearly reaches the upstairs windowsills. It will cause some loss of evening sunlight on our patio and in our conservatory.

I am also concerned that the extension is built over the sewer that serves our side of the road.

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 at the rear of the site there are not going to be views available from within the public realm. The only potential views that would be available of the extension would be glimpses from the street, as such the extension would not dominate the street scene or be demonstrable to the application. Therefore, it is considered not to have an adverse visual impact on the character of the area or streetscene.

Due to the single-storey scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting. A condition requiring materials to match the existing building will be included to ensure the extension complements the existing building.

Residential Amenity

The neighbouring property to the east (No.9) would potentially be most affected by the proposed development with the introduction of an extension adjacent to their shared boundary. There is a minor stepping of 0.2m from the boundary as part of the proposal, reducing the impact on the neighbouring property.

There will be a small sense of enclosure created on the amenity space of the neighbour to the east, this is due to the introduction of the extension on the

boundary for 5m deep and 2.8 metres tall. With the extension being to 5m on the boundary a small step away has been included to reduce the impact is considered to be acceptable due to the width of the amenity space available on the properties.

Whilst there will be some overshadowing impact on the neighbouring property due to the 5m depth. The reduced 2.8m in height with an eaves of 2.4m is not considered to be a height that would result in significant impact. This is due to the minor stepping and the reduction in height. It is also considered that through the amendments the concerns about the height on the boundary have been reduced and the small skirt to the roof being an acceptable design that moves the height away from the boundary further.

Whilst the extension would intersect the horizontal 45-degree angle from the nearest ground floor window the height of the proposal is not significantly greater than that of the boundary treatment and as such is considered acceptable.

To the west and rear there is not considered to be any impact in terms of overbearing or overlooking due to the separation distances. To the west there is the existing separation, and the property has had its own rear extension introducing a rear gable.

Due to the single storey height of the proposed development and the omission of windows within the side elevation of the extension there is not considered to be any overlooking as a result of the proposal. The door on the western side elevation would overlook the existing parking and not provide any views that would not be available from the existing conservatory. As such it is considered to be appropriate. The doors to the rear face the applicant's garden. As such there is not considered to be any overlooking achieved from the proposal.

It is highlighted by the neighbour that the works are to be over a sewer, this is not assessed under the planning regulations.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional windows in the side walls of the extension

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: 23/07/2024

Authorised by: Louise Prew Date: 01/08/2024