Expiry Date - 19/06/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0508/25 **Recommendation – APPROVE**

Site: **4 Melrose Close Worthing West Sussex BN13 1NY**

Proposal: **Proposed rear extension, lifting of garage roof and rendering to elevations of existing dwelling**

Date of site visit: 19.06.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a brick-built semi-detached hipped-roofed bungalow located on the south side of Melrose Close within an established residential suburb of the town. There is a drive to the west side of the bungalow that leads to an older brick-built detached garage building set back into the rear garden. A shallow timber-framed glazed lean-to extends across the full width of the rear elevation and is attached to the garage building.

The attached neighbour to the east, No.3 has been enlarged at the rear by a flat-roofed rear extension which adjoins the common site boundary. The front and side elevations of No.3 are finished in painted render.

To the west, No.5 appears to be a ‘mirror’ of the application property. A drive runs alongside the east elevation leading to a detached garage set back into the rear garden paired with that at No.4.

The property is not listed, locally listed or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought to remove the glazed lean-to and erect a single-storey extension across the full width of the rear. It would be 3.65m deep with a flat roof and centrally positioned roof lantern.

In addition it is proposed to render the external walls of the existing bungalow (front/sides). The elevations of the proposed extension would also be finished in render.

It is proposed to re-roof the garage. It would retain a shallow mono-pitch form sloping from front to rear but would be raised in height at the rear by 0.6m completed in brick.

Relevant Planning History:

AWDM/0509/25 Application for Certificate of Lawfulness for proposed loft conversion with hip to gable roof extension, rear dormer and front rooflights Issued 12.06.2025

Consultations:

WSP: The Council's drainage consultant has no objection.

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 proposed extension would be located to the rear and would be subsidiary in scale to the host dwelling. There would be no change to the appearance of the garage from the street.

The most notable change in public views would be to the elevations of the existing bungalow which are to be rendered.

It is noted that the attached bungalow (No.3) has been rendered. According to Google Street view imagery this took place between 2022 and 2024 – without planning permission. Similarly, No.6 has been rendered (prior to 2009 – without planning permission).

Painted render is a traditional external building finish widely used across the town. Although the bungalows in Melrose Close were all originally brick-faced, there are examples of similar-style traditional bungalows with a rendered finish in nearby Melrose Road. Consequently it is considered there would be no visual harm or loss of local character resulting from the proposal. Indeed, some merit would derive from the proposed rendered finish matching that now existing at No.3.

Residential Amenity

The proposed rear extension would be attached to that existing at No.3 and extend rearwards to the same depth [Certificate B has been completed]. The rear extension would be separated from No.5 to the west by the width of the paired driveways in-between.

There would be no adverse impact on the residential amenities of the neighbouring properties on either side.

The garage is sited alongside the neighbour's garage and the proposed raising in height of the rear part of the roof would have no adverse amenity impact.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as stipulated

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.

Advice on implementation of AWDM/0509/25 (Certificate of Lawfulness for Proposed rooms in roof).

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 19.06.2025

Authorised by: Louise Prew Date: 19/06/2025