Expiry Date - 29/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0865/24 **Recommendation – APPROVE**

Site: **74 George V Avenue Worthing West Sussex BN11 5RN**

Proposal: **Rear single storey extension connecting to existing garage (part retrospective). Amendments to previously approved AWDM/0310/23**

Date of site visit: 23/08/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of George V Avenue within a residential area of Worthing. The property comprises of a semi-detached, two-storey house with brick and tile hung elevations, a stone door frame, leaded light windows and a hipped roof. The building is set back from the road behind a low wall, front garden and driveway leading to a garage at the rear. There is a single storey extension, lean-to structure and outbuilding to the rear and a large garden.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Part retrospective planning permission is sought for the retention of a single storey extension to the rear.

Planning permission was granted under application AWDM/0310/23 for a rear single storey extension connecting to the existing garage. This extension has been mostly completed but has a flat roof form instead of the crown roof approved and includes an overhanging section of roof supported on poles to the rear.

There is no additional floor space created by this amendment however planning permission is required for the changes to the roof. The approved crown roof design had an eaves height of between 2.6 and 2.75m (due to staggered ground levels) and a ridge height of between 3.15 and 3.31m. The flat roof design as built is between 2.85m and 3m high.

The revised design includes an overhanging roof that projects 2.15m (at its deepest point) beyond the rear wall of the approved extension and is supported on posts and open to the side and rear. This roof has been further amended to set the overhang in away from the boundary by 0.6m.

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Relevant Planning History:

AWDM/0310/23 - Rear single storey extension connecting to existing garage - Approved

Consultations:

None required

Representations:

One objection received as summarised below:

The structure transforms the property from a semi-detached into a 3 block terrace and has undermined my share from one half to one third. It should not be possible to sandwich a third dwelling between 2 semi-detached properties.

Officer response: The application does not result in the property changing from a semi-detached to a terrace or encroach on to or reduce the neighbours land in any way.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 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 of the change to roof form and additional overhanging roof, on the visual and residential amenities of the locality.

Visual Amenity

The only part of the extension that is visible from the road is a small section of flat roof where it adjoins the existing garage. The rest of the extension is hidden behind the existing building.

The changes to the roof form and additional overhanging roof to the rear remain subsidiary in form and scale to the existing building and do not have any adverse impact on the visual amenities of the locality.

Residential Amenity

The only neighbour affected by the changes to the roof proposed by this application is to the north side at No.76. The development would be screened from No.72 to the south side by the existing garage.

No.76 is the adjoining house to the north side separated by a high fence to the boundary. Amendments made to the previous application including a reduction in depth and this together with the low eaves height were considered to mitigate the impact on the adjoining neighbour and would not have significantly diminished light or caused unacceptable overshadowing of the neighbour's property.

The depth of the side wall of the extension is the same as approved and it is only the roof overhang to the rear that extends further out. This additional section of roof is supported by a post at the corner and does not include any infill to the side. During consideration of this application a further amendment has been made to set the overhanging roof in away from the boundary by 0.6m. This would further mitigate any impact arising from the addition of an overhanging roof to ensure that the neighbour's amenities are not compromised.

The flat roof height as a result of this amended application would be between 2.85 and 3m, resulting in an increase of 0.25m in comparison to the approved scheme, however the overall height of the extension would be 0.31m lower than the crown roof approved. The small increase at eaves level when considered in context with the reduction in overall height, would not have any significant additional impact on the neighbour, in terms of light or overshadowing.

The amendments to the roof as proposed by this application would not appear overbearing or oppressive to the neighbour or have a significant detrimental impact on amenity.

Other Matters

It is noted that a wall and double doors have been installed to the side of the property. This development does not form part of the application under consideration and is not authorised by this consent. Planning permission would not be granted for the retention of this unauthorised development and this should be removed from site.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to north side elevations of extension
5. Overhanging roof to be set in 600mm from boundary within 3 months of decision

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Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. The wall and doors installed to the side of this property do not form part of this application for consideration and exceed the limits for permitted development and are therefore unauthorised. These should be demolished and removed as soon as possible.

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

Case Officer: Amanda Haslett Date: 19/09/24

Authorised by: Louise Prew Date: 19/09/2024