Expiry Date - 26/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0582/24 Recommendation – APPROVE

Site: 4 Clyde Close Worthing West Sussex BN13 3LQ

Proposal: Single storey rear extension, conservatory removed

Date of site visit: 03/06/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is a semi-detached bungalow located to the north-east side of Clyde Close which is a cul-de-sac. The property comprises predominantly facing brick elevations with a section of white render to the façade, an interlocking tiled gable roof, and white UPVC openings. The property is set back a moderate distance from the public realm behind an open front lawn and footpath to serve the access door. To the north of the bungalow is the property's detached garage with a single parking bay to the front. The garage is connected to the house via a side access gate. The property's plot tapers to the rear creating a modest sized garden space. The garden comprises a shed, paving, grass, a pond, potted plants, trees and shrubberies, and other garden furniture conducive to a domestic garden environment. A conservatory projects into the garden space from the northerly rear elevation at a modest depth and scale, inset from the side (north-west) elevation.

The attached neighbour No. 5 Clyde Close to south-east is separated by a tall close boarded fence and appears to have a mirrored original build to the application property. This neighbour has achieved alterations to their property in the form of a front porch, rear roof light, and single-storey rear extension to the southern half of the rear elevation.

The property is not located within a Conservation Area and is not a Listed Building.

Proposal:

Permission is sought for the demolition of the existing conservatory and the construction of a single-storey rear extension to extend the kitchen area. The extension would comprise a flat roof, facing brick elevations, and grey aluminium bi-fold doors to the rear and side (south-east). The extension would project 3m in depth, have a width of 4m, and height of 3.2m.

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Relevant Planning History:

None at the application property.

Permission granted at 5 Clyde Close: WB/0606/79 – Erection of single-storey extension at rear. Decision issued 24 July 1979.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 side (north-west) profile and roof of the extension would be visible to the public realm by virtue of its height above the eaves of the original bungalow. Notwithstanding, views of the extension would be marginal, possible only via an oblique angle to the rear of the cul-de-sac, and screening is provided through the positioning of the property's garage. Moreover, the extension has been inset from the side elevation by approximately 0.5m which emphasises its subservient appearance. The roof form is utilitarian, but the extension would be set-back a sufficient distance from the street scene which would mitigate its intrusiveness. The extension would largely replace the footprint of the existing conservatory, respecting the bungalows existing layout.

There would be no adverse impact to visual amenity as a result of the proposal.

Residential Amenity

The only affected neighbours would be at the attached property to the south-east No. 5 Clyde Close and to the north of the property No. 5A Stour Close. The extension would not adversely impact the amenities of other surrounding neighbours owing to its relationship with these properties within this context.

The extension would be set in a good distance of approximately 3.6m from the tall shared boundary fence (approximately 1.8m) with No. 5 Clyde Close and would appear to adopt a similar layout, footprint, form, scale, and design to the rear extension which has been achieved at this property. Similarly, the extension would be set in a sufficient distance of approximately 2.6m from No. 5A Stour Close behind a tall shared boundary fence (approximately 2m) and ample vegetation borders the boundary which provides screening. In any event, the proposed extension is considered to be of an acceptable depth and overall scale within this context and conforms to what is advised within the Council's SPG. The proposal would not result in an overbearing or overshadowing effect on these neighbours and no unneighbourly overlooking would occur.

The proposal is acceptable on residential amenity grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

Informatives:-

1. 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:	Jason Albon	Date: 25.06.2024
Authorised by:	Jo Morin	Date: 26.06.2024