Expiry Date - 09/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0892/24 Recommendation – APPROVE

Site: 15 Meredith Road Worthing West Sussex BN14 8EB

Proposal: Single storey side and rear extension

Date of site visit: 05/09/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is a semi-detached property to the north of Meredith Road. The road has a character of pairs of properties with small separations between them. The site is no different to this however with the location on the bend in the road there is a slightly larger separation between the site and neighbour.

Proposal
As previously approved the application relates to a wraparound extension that is proposed to run alongside the property and wrap around to the rear and be full length. The proposal will have a minor step back.

Within the extension there are proposed to be 6no. roof lights, three of which are to be in the roof of the side extension aspect and the others to the rear aspect. Within the side wall there are not proposed to be any windows. To the rear elevation there are proposed to be a pair of French doors and a large glass window to the western end. There are no windows on the western elevation.

The new proposal relates to a minor amendment moving the rear wall of the previously approved application by 43cm to avoid a manhole cover.

Relevant Planning History:

AWDM/1413/23 – Single storey side and rear extension – Approved

Consultations:
None

Representations: One representation from the neighbour at No.13:

1. *Proposed extension will cause significant loss of the daylight/sunlight and permanently overshadow part of our garden and kitchen/dining room window. Kitchen/dining room which is our habitable room will become permanently dark and dull. Proposed increase in depth of the side wall impose further impact and additionally reduce available*

daylight/sunlight for our property. 45 degree rule shall be measured and applied.
2. *Proposed extension is very large and not in keeping with the overall size of the properties in the area.*
3. *Applicant did not include the existence of the hedge between properties which exist there for many years and building works will cause damage to the hedge.*

Proposed plans show fence on the border between properties removed and extension wall build in place of the existing fence which is in contradiction to the title land registry nr WSX134037 as according to these records existing fence between properties belongs to my property at 13 Meredith rd.

Response to representation
The council has no control over hedges and the applicant should not be removing a fence or hedge on the neighbouring properties land. If this was to happen it would be a civil matter and is not a planning consideration.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 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

The side component of the proposed extension will be visible in the streetscene. However, it is subsidiary in scale and proportions to the host dwelling and will be carried out in matching brickwork. In addition, the slight set-back of the side element from the main front elevation will help it appear subsidiary in visual terms. Therefore, it is considered not to have any harmful impact on the appearance of the property or the character of the area.

Residential Amenity

The application is for a slightly deeper rear extension owing to a manhole. The existing permission is a material consideration of significant weight.

The proposed rear extension will be 3.43m deep (rather than 3m deep as previously approved) and therefore deeper than as set out in the Council's above-mentioned SPG. There is a tall hedge growing close to the boundary within the curtilage of No.13. Although not shown on the submitted drawings there is no reason to believe the hedge would need to be removed although

any roots encroaching onto the site may be damaged by the digging of foundations for the extension. The removal of the existing timber fence is a private matter between the neighbours. Taking into consideration the height and depth of the existing hedge, it is not considered the impact of the proposed deeper extension would be materially worse in terms of loss of outlook and daylight than as previously approved. Even if the hedge where to fail it is noted that the nearest affected window serves a kitchen, a 'non habitable' room. Overshadowing of the garden at No.13 would have moved round by the afternoon.

There would be no adverse impact on the amenities of No.17 to the east.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of 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? Y

Case Officer: Finlay Gardner Date: 06/09/2024

Authorised by: Jo Morin Date: 09.09.2024