Expiry Date - 26/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0994/24 Recommendation – APPROVE

Site: 44 Thalassa Road Worthing West Sussex BN11 2HJ

Proposal: Single storey side (South) extension with Roof Light, two storey rear (East) extension and alterations to the fenestration at first floor level.

Date of site visit: 26/09/2024

Neighbours checked: Y

Additional neighbour notifications: Y

Site and Surroundings
The application relates to a detached two storey dwelling located to the northeast of Thalassa Road. The property has an unusual backland location behind 42 and 43 Thalassa Road, with a private driveway to the west of the site (south of no. 43). The property, due to its location, is surrounded by the gardens of the neighbouring properties with differing heights throughout. Those to the rear (east) have a large brick wall.

The site has outbuildings located to the west (front) of the property where the majority of the amenity space for the site is located.

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

Proposal
Permission is sought for a two-storey rear extension and a single storey side extension. Within the south elevation there are also to be two additional windows located at the first floor. The two-storey aspect will be located to the rear east of the building and the single storey extension to the side (south) of the building.

The proposed 2-storey component would have a height of 5m in the eaves and 7.5m at the pitch. Width of the extension will be 1.65m and a depth of 3.5m located on the rear with windows at both ground and first floor.

The single storey extension will be located on the side of the property to the south. The height of this extension is 2.8m with a depth of 2.5m and a width of 8m. There are proposed to be large levels of glazing to the southwestern corner looking over the application site.

Relevant Planning History: None

Consultations: None received.

Representations: Three representations in objection to the proposal:

182 Brougham Road -
"Thank you for the chance to view our neighbour's plans.
We are concerned that the proximity of the proposed two storey extension to the property will affect light into our single windowed rear bedroom and would like its potential impact to be drawn up and assessed and the findings shared with us.
We note that a party wall agreement will be required should any works go ahead so close to our boundary."

307 Brighton Road -
"Thank you for sharing this application with us. We have concerns with this application due to the proximity of the (as per drawings) building being sited so close to our boundary wall. We already feel overlooked and by adding the proposed work we feel that it would be encroaching further into our privacy, which has already become a built up area since moving into our property in 2002. Looking at the proposed drawings of the single story extension to the south of the property, it will be very close to our boundary wall and we have concerns with possible extra noise as being in what already is quite a built up area out the back of our house. With regards to the alterations to the fenestrations to the first floor, again this will encroach our privacy.

As per the comment from Mrs Garner we too would like a party wall agreement should these works go ahead."

297 Brighton Road -
"Regarding the above planning application, I have serious concerns to raise relating to privacy and an increase in noise and light pollution.

1. *The house at 44 Thalassa Road is surrounded by other houses and any sound created from the house resonates like an amphitheatre, the sound carries and can be heard clearly in the back rooms of my house. There is already a lot of noise from parties and children screaming and I am concerned that the noise will get worse with the addition of large glass doors and windows in the proposed open plan kitchen/dining room. With a patio leading out from the proposed kitchen/diner the noise will be even more invasive and intrusive. This area is a quiet, residential area and I would not want to see the change.*
2. *The South facing windows of the existing property at 44 Thalassa Road are already large and already look directly into my driveway, onto my front door and the access to my garage. I already am overlooked and the proposed extension brings their windows even closer to my driveway, invading my privacy even further.*
3. *There is currently an outside light at the top of the west-facing side of the house that is triggered by movement throughout the night. This light is strong and pours directly into the back of my house and my bedroom windows have to be blacked out for the evening. I am concerned that the extension with more windows glass doors and a roof light will*

create even more light pollution, their property will be even more intrusive.

4. *When the residents of 44 Thalassa Road are in their garden they can already see directly into my garden and into the rooms at the back of my house. There is a low fence along the boundary line and some tall shrubs are planted, however, they can still clearly see into my garden. The proposed kitchen faces my garden, they will be able to clearly see into my garden and the back of my house and that will invade my privacy even further.*
5. *The extension comes closer to my property, see the plans on the document titled 'Site Location/Block Plan". I notice that there are no plans to build a wall on the boundary line as they are building even closer to my property. An adjoining property, 182 Brougham Road, BN11 2PH, have requested a party wall agreement as part of their concerns regarding privacy, light and noise created by the proposed extension, see the document titled 'Representation', Mrs Rachel Garner.*
6. *On the document titled, 'Representation', Mr N Steer of 42 Thalassa Road, BN11 2HJ, is listed as a 'member of the public' in the Comments Details section and it states, 'Customer made comments in support of the Planning Application'. Where can I view these comments? They are not accessible online. Also, is this person related to the applicant for the planning permission Kerry Steer of 44 Thalassa Road, BN11 2HJ? If they are related, is there independence or objectivity in their representation.*

One blank comment in support of the application was also received.

Response to Representations

It is noted that a number of the representations refer to the introduction of a party wall agreement. This is not a planning consideration and would be a private matter to sort out.

The comment in support of the application is noted. Any person can respond to the objection and the content will be considered as part of the assessment.

The other aspects of the representations are covered within the main body of the report.

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 on the visual and residential amenities of the locality.

Visual Amenity

The design, form and massing of the proposed 2-storey extension would be sympathetic in appearance and subsidiary in scale to the existing dwelling. Owing to the stepping of the roof from the pitch height of the existing dwelling matching that of the other extension that is already on the property.

The side extension would be subordinate to the building and finished in matching materials to complement the existing building. The additional windows on the side elevation are of a similar design to the existing windows and are appropriate in relation to the character of the house.

Due to the location of the property, there is not considered to be an impact on the public realm due to the lack of visibility.

Residential Amenity

The most affected properties are located to the east, north and south of the site. Those located to the west of the site are not considered to be impacted due to the separation distance of the extensions.

<u>Impacts on 305, 307 and 309 Brighton Road</u>
To the South the properties the impact will be from the single storey rear extension and the additional windows. The single storey aspect of the proposal is not considered to overshadow, overbear or overlook the neighbouring properties. This is due to the maximum height of the extension being 2.8m with a separation from the boundary of 7.865m. There will be no overlooking due to the single storey rear extension with the separation and the height on the boundaries. The windows that are to be added on the second floor will also not provide views which are not already available within those of the existing southern elevation. It is noted that both windows are narrower than the existing and to the same bedroom. It is therefore not expected that the additional windows would have a material impact on overlooking or loss of privacy. The separation distance to the houses is about 20 metres which is sufficient to ensure no direct overlooking of existing windows.

The house is remaining a single dwelling, and the use is not considered to be intensified so as to result in additional noise impacts. It is to be expected that there will be some noise from use of residential properties and the levels anticipated are likely to be consistent with a residential neighbourhood.

<u>Impacts on 182 Brougham Road</u>
The two-storey aspect will have a greater impact on the neighbouring property to the east due to the separation distance and the height of the eaves being at 5m. The neighbour to the east of the site has windows on the western

elevation of their property and has noted a concern regarding loss of light to their rear bedroom. Therefore, the impact of the extension needs to be carefully considered. It is noted that the boundary treatment between the two properties is a solid brick wall which has significant height, taller than that of the windows on the neighbour's property.

The receipt of light to that room is already affected by the proximity of the wall and the existing two-storey building. The two-storey element of the building would be situated to the south-west of the neighbouring bedroom window. This would mean that there would be no additional obstruction in front of the windows. It is considered that sufficient daylight would be retained to this window similar to the existing situation. The proposal may result in some additional shadowing to this window in the evening but given the size of the extension and its location tucked into the existing building it is not considered to adversely affect the amenity of the users of this room. The kitchen window further to the south is similarly not considered to be adversely affected due to the orientation of the building and the tall existing boundary treatment.

There are proposed to be windows to the side and rear, ground floor windows will only provide views that are already available from within the site. At first floor the windows facing east would all be obscure glazed to reduce overlooking. A condition will be required to retain these windows as obscure glazed for the lifetime of the development will be attached.

32 Thalassa Road
Similarly, the bulk of the proposed extension may have some over shadowing effect to the southern part of the rear garden of No.32 Thalassa Road, however this would be limited due to the bulk of the existing dwelling and the existing boundary treatment.

Impact on 297 Brighton Road
Due to the representation received from this address the impacts have been assessed. With the significant separation distance of approximately 38m from the rear elevation and the nearest part of the proposal there is not considered to be any adverse impact. Furthermore, the impacts on the driveway etc are not considered to be unacceptable due to the existing arrangement with the access of the property.

Overall, it is considered that the proposed development would not result in an unacceptable level of overlooking, overbearing or overshadowing of the neighbouring properties. As such the proposal is considered acceptable and in accordance with Policy DM5 of the Worthing Local Plan.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

2. Standard time limit
3. Materials to Match
4. Obscure Glazing

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: 22/10/2024

Authorised by: Louise Prew Date: 22/10/2024