Expiry Date - 06/12/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1273/24 **Recommendation – APPROVE**

Site: **40 Sea Place Worthing West Sussex BN12 4BY**

Proposal: **Demolition of existing garage. Construction of single storey side and rear extension. Alterations to fenestration. Rooflights to South Elevation. Solar panels to south elevation.**

Date of site visit: 22/11/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Sea Place within a residential area of Worthing. The property comprises a detached bungalow with render and tile hung elevations and a tiled pitched roof. The property is set back from the road behind a tall evergreen hedge, low wall and small front garden. There is a driveway to the south side leading to the attached garage set back towards the rear of the bungalow. There is a single storey extension to the rear and large garden. To the north side is the access road leading to the properties to the rear.

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

Proposal

Planning permission is sought for demolition of the existing garage and construction of a single storey side and rear extension, additional roof lights to south elevation, new windows to the front and rear gables, alterations to fenestration and solar panels to the south roof slope.

A proposed dormer to north elevation and new porch to the south elevation do not form part of this application and are to be carried out as ‘permitted development’.

The side garage would be demolished and the existing rear extension enlarged to form a wraparound side and rear extension. The rear extension would extend the width of the building and garage and would be increased in depth by 2.5m (with an overhanging roof to the rear) and would extend beyond the south side elevation of the building to form a side extension of 2.65m wide x 7.8m deep with a flat and parapet roof of 3m high. The extension would be finished in white render with 3 pairs of sliding doors to the rear elevation and

two rooflights above and would accommodate an open plan kitchen/dining/living room. The front section of the side extension would retain a garage door and accommodate a store.

Two existing rooflights to the south side elevation would be retained and two new rooflights added (replacing one smaller rooflight). The two new rooflights would be the same size and alignment as the existing rooflights and would serve the stairs and galleried landing.

New windows would be inserted to the existing front and rear gables, serving a bedroom and music/TV room.

Solar photovoltaic panels are proposed to the south roof slope positioned beneath the rooflights.

The ground floor windows to the north side elevation would be reconfigured and enlarged, a window to the south side elevation would be removed and a window replaced.

The application has been amended to omit the dormer from the application to be carried out under permitted development entitlements.

Relevant Planning History:

None relevant

Consultations:

None required

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 street scene has a mixed character of bungalows and two storey houses of varying design and form. Materials are predominantly traditional consisting of render, brick and tiles. The building to the south side is a bungalow of similar design and to the north side is a two storey house separated by an access road.

The application property is set back behind a tall evergreen hedge that screens some views of the bungalow however the property is still clearly visible from the both sides.

The proposed side extension would be visible from the road but would be set back over 15.5m from the pavement edge and in the same position as the existing garage. The roof of the extension would be higher than the existing garage roof but would not appear dominant or intrusive in the street scene. The garage door to the front would be retained.

The rear extension would be visible from the access road to the side but would have limited visibility from the main road. The roof would be slightly higher than the existing rear extension and would extend 2.5m further to the rear (a total depth of approximately 5.5m). The extension would be subsidiary in form and scale to the existing building and would be finished in render to match but with a more contemporary design. The proposed extension would not detract from the character of the property or the wider area.

The changes to fenestration and addition of roof lights and gable windows would not result in clutter or adversely affect the visual amenities of the locality.

Solar panels are a common feature in the area, enhancing the sustainability of the property and would not result in harm to the character of the area.

The side dormer is large in scale and prominent on the roofslope and is not supported as part of this panning application. It should be noted that if the dormer were not to comply with permitted development it would not be supported due to its impact on visual amenity.

There would be no significant adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides and rear at No.38, 36A, 48 and 50 Sea Place.

No.38 is located to the south side of the application site and is a bungalow of similar design and proportions, with a lean to extension to the north side and a conservatory to the rear. The boundary is formed by a fence and hedging. The proposed rear extension would project 2.5m beyond the rear of the neighbour's conservatory but would not extend beyond a 45 degree line projected from the midpoint of the neighbour's conservatory doors. The extension would be adjacent to the boundary in a similar position to the garage (to be demolished) and approximately 0.4m higher overall. The extension is to the north of the

neighbour and would not have any significant impact on light to their property and would not appear overbearing or oppressive. The side extension would not project any further forwards than the existing garage and would not affect light to the side windows of No.38 which serve non-habitable rooms. The two additional rooflights to the south side of the building would be clear glazed and not fixed shut (to match the existing rooflights to this side), however these rooflights serve a staircase and galleried landing and therefore there would be no significant overlooking or loss of privacy as a result of these additions. The new window to the rear gable would not excessively increase the opportunities for overlooking to the rear garden of the neighbouring property.

No.48 and 50 are flats within a two storey house located to the north of the application site and separated by an access road. The proposed extension is over 5.5m from the boundary with these neighbours and would have no adverse impact on amenity. The amended openings at ground floor level to the north side would look out on to the fence and would not result in overlooking or loss of privacy. The dormer to the north side is to be constructed under permitted development and therefore cannot be considered in relation to any impact on amenity.

No.36A is located to the rear of the site and would not be affected by the single storey rear extensions. The new window to the rear gable at over 16m from the boundary with this property would not result in any significant overlooking or loss of privacy to this neighbour.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation
APPROVE subject to Conditions:-

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

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. It should be noted that no consent is conferred for the dormer to the north side of the property that is to be constructed under permitted development.

Expiry Date - 06/12/2024

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

Case Officer:	Amanda Haslett	Date:	19/12/24
Authorised by:	Jo Morin	Date:	20.12.2024