Expiry: 25/08

Development Control – Delegated Officer Report

Application Number: AWDM/0911/23 Recommendation: Approve

Site: 53 Navarino Road

Proposal: Proposed demolition of existing rear extensions and construction of single-storey rear extension with roof lights.

Date of site visit: 11/07/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is a two storey terrace dwelling on the western side of Navarino Road, a residential street which comprises primarily two storey flats and houses. No. 53 has a two storey flat roof bay to the front. This first floor window on the southern side hosts a bow window. The front garden has been covered in hard standing to provide the parking for the property with space for three cars. The rear of the properties hosts a number of alterations including a conservatory and utility room with garden and associated outbuildings beyond.

Proposal
The proposed development is to demolish the existing conservatory and utility room to make way for a new 2.5m deep extension to the rear of the property. The extension is proposed to be full width with a lean-to tiled roof. The lean to would host three roof lights. The rear elevation is proposed to have a set of bi folding doors providing access to the garden. The walls would be finished in painted render. A singular window is also proposed on the rear elevation to provide light to the new study space.

Relevant Planning History: None relevant**.**

Consultations: None

Representations:
No representations received.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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.

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Visual Amenity

Due to the location of the proposed development to the rear of the dwelling it will not be visible from the public realm. Therefore it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal it is considered to be s subservient form of development that is appropriate to the residential setting.

Residential Amenity

No detrimental impact to the neighbouring dwellings due to the minor scale of the proposal in accordance with the above SPG.

The neighbouring property to the south No.51 would potentially be most affected by the proposed development with the introduction of an extension on their boundary line. However, this property has itself been enlarged by a rear extension up to the common boundary which is deeper than the extension proposed. On the north side, the impact of the proposed extension would not be dissimilar to the existing structure.

As such it is not considered that the proposed extension would result in a demonstrable impact on either neighbouring property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No windows north side

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? N

Case Officer: Finlay Gardner Date: 22/08/2023

Authorised by: Jo Morin Date: 24.08.2023