Expiry Date - 07/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0532/24 Recommendation – APPROVE

Site: 53 Bolsover Road Worthing West Sussex BN13 1NR

Proposal: PROPOSED REAR AND SIDE SINGLE STOREY EXTENSION

Date of site visit: 22/01/2024 & 01/07/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the south side of Bolsover Road within a residential area. The property is a two-storey semi-detached house comprising predominantly facing brickwork elevations with vertical hanging tiles to the bay section to façade, a plain tiled hipped roof, and white UPVC windows. Projecting to the front of the property is a hipped roof porch and to the rear is a conservatory.

The property is set back from the public realm a moderate distance and a block paving driveway allows for parking provision for 2 vehicles. Wooden double gates project from the side (west) elevation of the house for access to the rear garden space. The rear garden space is of a moderate size and comprises a mixture of hard surfaces and grassed lawn. A conservatory projects from the rear elevation close to the boundary with the attached neighbour to the east No. 51 Bolsover Road. An outbuilding has been constructed in the rear south-west edge of the plot along with other storage units.

The property was visited on 22/01/2024 and again on 01/07/2024 in connection to the previously approved applications at the property under AWDM/1756/23 and AWDM/0532/24 respectively. The approved application under AWDM/1756/23 was for a single storey rear and side extension.

Proposal:

The previously approved application under AWDM/1756/23 described the proposal as:

‘The replacement of the existing conservatory and garage/ store with a single-storey flat roofed rear and side extension to create an open plan kitchen and dining area along with a home office.’

As approved, the extension would have varied depths projecting from the rear; it would extend at a depth of 3.5m alongside the boundary with No. 51 to the east before angling 45 degree inwards of the property (south-west) to a depth of approximately 5.4m. The office element of the proposal would extend a further approximately 1.7m (7.1m total depth) and project alongside the boundary with No. 55 to the west. The office element would also project forward of the rear elevation by approximately 2.9m (inclusive of an approximately 1.7m stretch of verandah) and off the side (west) elevation by approximately 2.35m. The extension would have a consistent flat roof height of approximately 2.9m (3.1m to roof light level).

A single storey rear extension to replace the conservatory is now proposed. The differences compared to the existing extant permission comprise:

- A consistent rear projection of 5.351m, including alongside the boundary with the attached neighbour No. 51.
- The removal of the side element of the extension.
- Reduction in width to retain a 0.8m gap to the boundary to the west, width approximately 8m.
- Bi-fold door opening to rear, 5m wide.
- Removal of the high level window to the chamfered east elevation.
- 2no roof lights as opposed to 1no previously.

The submitted drawings indicate a proposed hip-to-gable roof extension and rear dormer, but these works to not form part of the current planning application.

Relevant Planning History:

Approval at the application property for proposed single storey replacement extension rear and side under AWDM/1756/23, decision issued 12 Feb 2024. This permission had not been implemented at time of site visit. And erection of single storey building in garden (retrospective) approved under AWDM/0679/24, decision issued 16 Jul 2024.

Approval at the adjacent property to the east No. 51 Bolsover Road for proposed single-storey rear extension under AWDM/0124/24, decision issued 12 Apr 2024. And application to Vary Condition 1 and 3 of AWDM/0124/24 to change the proposed approved material from Red Brick to match existing to a fibre cement weather board in Ocean Blue approved under AWDM/0661/24, decision issued 30 Jul 2024.

Permitted development achieved at the application property (conservatory) and No. 51 (rear extension) dating back to the 1980's.

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Consultations:

West Sussex County Council Highways Authority:

'*Summary*

This proposal seeks removal of the existing garage/store with a single storey extension to the existing house to form additional habitable space. The site is located on Bolsover Road, an unclassified no-through road subject to a speed restriction of 30 mph in this location. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns to this application.

Access and Parking
The site is served by an existing vehicular access, with no alterations to this arrangement proposed. Given the scale of the development providing additional habitable living space resulting in 0 additional bedrooms, the LHA does not anticipate that the proposed would give rise to a significant intensification of movements to or from the site. Vehicular parking will largely remain unchanged, with an existing hardstanding to be retained for vehicular parking. From inspection of the plans, the parking area is suitably sized to serve the likely demand, the loss of a single garage space is considered acceptable. The garage space does not meet WSCC standards of 3m x 6m for a single garage space and the access to the garage is narrow measuring approx. 2.2m. This makes the use undesirable for parking and therefore may not currently be in use by residents. Any overspill parking would be likely to occur within the publicly maintained highway at this location. This is an existing practise that does not appear to cause a nuisance to road users given that Bolsover Road is not a through road. The site is situated within proximity of local amenities and services. In addition, the nearby roads are lit and linked with footways, the LHA anticipates that residents may not have a reliance on the use of a private car. Therefore, walking and cycling are a viable option for residents of the property.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.'

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 proposed extension would be visible to the street scene owing to its projection off the side elevation, but less so than the extant permission granted under AWDM/1756/23.

The proposal would not harmfully detract from the appearance of the existing house or the prevailing character of the area and would not result in a materially harmful impact on visual amenity.

Residential Amenity

The adjacent neighbour to the west No. 55 would not be materially affected owing to the extensions set-in position and the separation distance, coupled with the positioning of their garage at the shared boundary which extends into the rear garden at a comparatively greater depth and would provide sufficient screening. The extension would only project marginally forward of this neighbours rear building line (approximately 0.15m) and would not result in adverse impact.

Based on the site circumstances pertaining at the initial site visit, it was advised that the increased depth of the proposed extension adjoining the boundary with No.51 was not supportable notwithstanding the permission granted under AWDM/0124/24 for a rear extension to No.51, since there was no certainty that the latter permission would be implemented. The Agent has since provided evidence to demonstrate that AWDM/0124/24 (varied by AWDM/0661/24) at No. 51 had commenced, lending weight to the evolving context of the current proposal and its potential impact on the residential amenities of No.51. As a result, it is considered that the proposed 5.351m deep extension would not give rise to an unacceptably overbearing or overshadowing effect on the basis it would project only 1.35m deeper than that under construction at No.51 and would satisfy the ‘45 degree rule’.

No overlooking would occur as the only proposed opening would be the folding sliding doors to the rear which would outlook the applicants own garden.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

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

4. No Windows Side (East) Elevation

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: 07.10.2024
Authorised by:	Jo Morin	Date: 07.10.2024