Expiry: 29/08

Development Control – Delegated Officer Report

Application Number: AWDM/0843/23 Recommendation: REFUSE

Site: 81 Maytree Avenue

Proposal: Single storey extension to North elevation.

Date of site visit: 18/07/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a chalet style bungalow set centrally within a large plot. The area is residential with large bungalows set within large plots. The chalet bungalow is located on the southern side of Maytree Avenue towards the bend on the northern end, causing a staggered building line, each of the plots have a front garden with off street parking and a garage. The application site has had an entrance porch on the principal elevation.

Each of the dwellings have a large garden to the rear and individual driveways and front gardens. The front gardens have an open nature contributing to the overall character of the area. The plots are divided by low level walls and there are no other examples of extensions to the front other than that of small central front porches.

The site is located on the eastern side of Findon Valley which slopes sharply towards Cissbury Ring to the east. As such the site is set above the neighbour to the west and below the neighbouring property to the east.

Proposal

The proposed development is for a single storey extension to the front. The existing dwelling has a porch to the front and the proposed development would extend beyond the current building line by 1m. 2.65m beyond the original building line. The roof is an unusual roof form with a tiled skirt and a flat roof, connecting to the pitch of the existing bungalow.

Materials used throughout the proposed extension are to match that of the existing dwelling. The width of the proposal is 3.7m with 1.65m being beyond the existing side elevation, the total depth is 2.6m, 1m further than the existing front porch.

Relevant Planning History:

AWDM/0799/18 – Front entrance porch to north elevation – Permitted 01/08/2018

Consultations:

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No consultations received.

Representations:
No representations received.

Relevant Planning Policies
Worthing Local Plan 2023-2036 Policies SP1 and DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG –Extending and Altering Your Home'

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 front extension will, by virtue of its siting, will be highly visible from the street scene. The proposal is considered to be an alien feature within the locality. There are no other examples of off centre development to the front of dwellings within the locality other than front porches.

The scale and design of the proposed development is considered to result in a visually dominant development that will be highly visual. The proposal cannot be considered to be subservient to the host dwelling. Policy DM5 of the Worthing Local Plan explains that development should be of high architectural quality and respect and enhance the character of the site. This extends the principles of the NPPF which in paragraph 130 explains that development should add to the overall quality of the area over the lifetime of the development, be visually attractive as a result of good architecture, layout and be sympathetic to the local character.

Within the Extending and Altering your home SPG which forms part of the Worthing development plan it explains that development to the front of properties should assimilate into the street scene and not unduly affect neighbours. Furthermore this SPG also explains that extensions should not extend significantly beyond the building line when there is a strict building line in place. Although this is not the case for Maytree Avenue with the staggered building line, the scale of the proposed front extension it is considered to be obtrusive on the street scene. The wider context of the development and previous development on the site could be considered to result in significant extension beyond the building line, this is due to the proposed development extending 2.6m beyond the original 'building line'.

As such the proposed impact on the visual amenity of the site is considered to result in a development which is contrary to the development plan.

Residential Amenity

The proposed front extension is not considered to have any impact on the neighbouring properties due to the location to the front of the property providing views which would already be available from within the public realm. The location with sufficient separation distances to the site boundaries ensures that there will be no detrimental overshadowing or overbearing impact.

With the proposed extension measuring 3.7m in width retaining a minimum of 1m to the boundary. The boundary comprises a low level fence with hedging above and the side wall of a garage to the side of the neighbouring property. There are no windows within this elevation as such inter-looking is not considered to be an issue. The height of the proposed extension will match that of the dwelling. With the boundary treatment being the same height it is not considered that there will be and overshadowing or overbearing nature to the proposed development.

The other windows / doors that are proposed within the extension are to be on the ground floor and as such are not considered to result in overlooking. As such it is not considered that the proposed extension would result in a harmful impact on the neighbouring properties.

Recommendation

REFUSE reasons for refusal:-

1. By reason of its size, siting and poor design the proposed extension would appear as a prominent and unsympathetic addition that would be harmful to the appearance of the host dwelling and detrimental to the street scene. Its prominence in the streetscene being accentuated by the typically open character of front gardens, the stepped 'building line' and rising ground levels. The development is therefore contrary to Paragraph 130 of the NPPF, Policy DM5 of the Worthing Local Plan and the Council's SPG 'Extending or Altering your Home'.

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: 09/08/2023

Authorised by: Jo Morin Date: 10.08.2023