Expiry Date - 09/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0352/24 Recommendation – APPROVE

Site: 17 Franklin Road Worthing West Sussex BN13 2PG

Proposal: Demolish existing conservatory and replace with single storey extension

Date of site visit: 23/04/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the west side of Franklin Road within a residential area. The property is a semi-detached house of a moderate size within a deep plot. The house comprises predominantly facing brick elevations and tile hung to the front porch and front two-storey bay projection, a plain tiled hipped roof, and white UPVC openings. The house is set-back a good distance from the public realm with the semi-detached pair's building line in a recessed position compared to those properties adjacent. The property is set behind a brick wall with piers and vehicle access and hardstanding which extends to serve the front porch and alongside the south of the house to serve the detached garage located beyond the rear building line. The house exhibits a two-storey rear projection which appears to be original to the house and this is mirrored at the attached neighbour's No. 19 leaving the rear building lines of the respective properties in a recessed position at the shared boundary. The application property has filled this void in the footprint with a conservatory where-as No. 19 has achieved a single storey rear extension which projects at a greater depth and is of a heavier massing and overall scale. The rear garden space is of a generous size and extends deep, comprising mature trees and mixed overgrown vegetation

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

Proposal:

Permission is sought to demolish the conservatory and construct a single-storey rear extension to provide an open plan kitchen and dining area. The extension would comprise matching facing brick elevations, a flat roof, and matching white UPVC windows.

The proposed extension would infill the void, project to the extent of the existing two-storey projection to sit flush, and have a flat roof height of approximately 3m. Rear bi-fold doors and a window are proposed.

Other works to the property include the demolition of the garage and car port and the blocking up of the existing side (south) kitchen door.

Relevant Planning History:

Application for a Lawful Development Certificate for proposed rooms in roof consisting of hip to gable, rear dormer with Juliet balcony and front roof lights approved under AWDM/1735/23, decision issued 29 Feb 2024. This had not commenced at time of site visit.

Approvals at the attached property No. 19 for single storey rear extension (decision issued 25 April 1980) and side extension to provide garage and enlarged kitchen (decision issued 3 June 1985).

Consultations: None.

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 not be visible to the street scene by virtue of its position adjacent the shared boundary to the rear elevation. The extension would harmonise with the layout of the house by way of in-filling the void in the house's footprint and projecting to sit flush with the existing two-storey projection to the southerly side of the rear elevation. Matching materials are proposed which would respect the character of the house.

The proposal would not result in harm to the visual amenities of the area.

Residential Amenity

The proposed extension would remain set-back from the attached neighbour's extension and would therefore pose no detriment to this neighbour. The extension would not detrimentally impact other adjacent neighbours owing to its siting and significant distance away behind a deep garden.

There are no residential amenity grounds to resist the application.

Recommendation:

APPROVE subject to Conditions:-

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

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: 08.05.2024
Authorised by:	Jo Morin	Date: 09.05.2024