ADDENDUM REPORT

Application Number:	**AWDM/1017/23**	**Recommendation - Delegate to Head of Planning to APPROVE subject to the receipt of amended plans**
Site:	**Guest House, 6 Windsor Road, Worthing**	
Proposal:	**Retrospective application to retain use as a 14-bedroom HMO (sui generis), and with proposed managers accommodation including new roof extensions and alterations at second floor level, single storey side extension, and retain rear garden outbuilding as managers office.**	
Applicant:	Mr M Strom	Ward: Selden
Agent:	Mr Colm McKee	
Case Officer:	Rebekah Hincke	

Additional Supporting Statements

As indicated in the Committee report Officers were happy with the reduced size of the dormer but wanted to see more information on the layout of the proposed Managers accommodation and a reconfiguration of the space. In response the applicant has submitted a further amended plan slightly increasing the size of the dormer to ensure compliance with National Space Standards. The Agent has submitted the following further supporting information:

I have been thrown by concerns over the particulars of the managers accommodation, as we believed this would be welcomed.

That said, I appreciate the complexities surrounding this application which we have been attempting to resolve.

SIZE OF MANAGERS ACCOMMODATION

As you might be aware, we initially proposed a larger manager's accommodation which was essentially double in size.

STUDIO - FIRST AMENDMENT

Due to concerns from planning (visual) , we reduced the studio - the architect calculated this at 38.2 sqm - this involved a dormer identical to the dormer at the rear of the neighbouring dwelling.
Following further discussion with planning, further breakdown was required to account for sloped ceilings etc -

STUDIO - SECOND AMENDMENT
When applying the exact NDSS criterion, the studio appeared to fall slightly short so it was recalculated, with a small tweak to the dormer to meet / exceed the NDSS - therefore equalling 37.1 sqm. (Meets / exceeds NDSS).

I understand there may be a view the layout is contrived – we do not believe this to be the case and in accordance with the NDSS, any area below the required height has been counted at 50% or not counted. Further, the NDSS requires 75% to be 2.3 m or above – this criteria is met.

Regarding the 1 sqm under the stairs, I do not believe this would be any different than any other standard dwelling which would include this area. (The NDSS does not prohibit this).

Nonetheless, if the 1 sqm was discounted, and if one was to hold the view it was 36.1 sqm when considering the scheme in the balance, I would question if this could really change the scheme from 'acceptable' to 'unacceptable'.

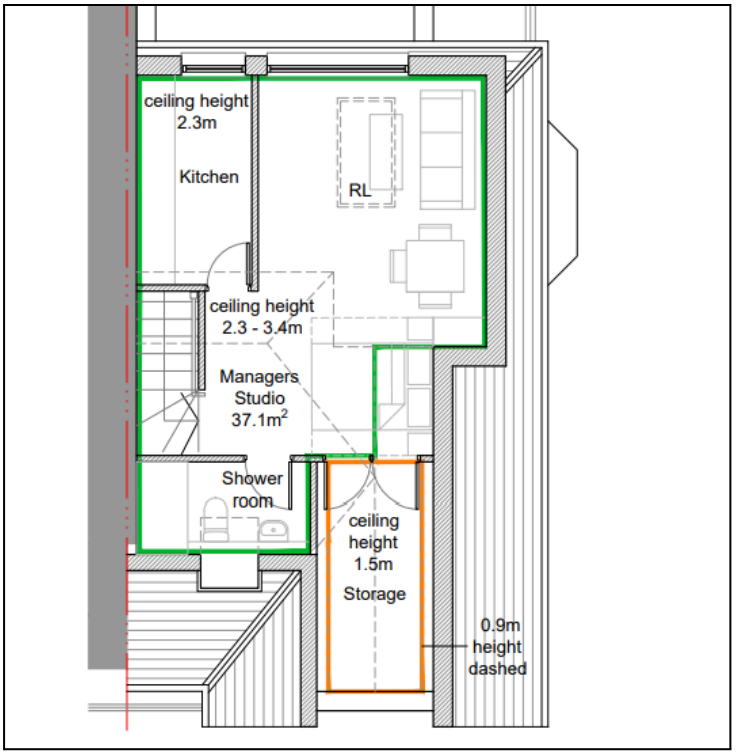
We have been put in a tricky situation – we did propose a larger studio however, at the request of planning, we reduced it.

We did provide very precise calcs in line with all the criteria of the NDSS, and it resulted in a slightly larger dormer – however – this would simply result in the reintroduction of the section below, which is not at all dissimilar to the neighbour. I also note this is set well back from the frontage (the 2D image does not present a realistic view).





In support of the latest plan the applicant has provided detailed calculations to support the latest layout (in line with the advice on National Space Standards).



GIA Calculations

Area outlined in green = 33.5sqm
This exceeds 75% of 37.1sqm.

Area outlined in orange, between 900-1500mm height = 5.2sqm
5.2sqm x 50% = 2.6sqm towards the total GIA.

Area under the stairs accounts for 1sqm towards the total GIA. Please refer to drawing 131.

Total GIA = 33.5 + 2.6 + 1= 37.1sqm

Area below 900mm = 2.9sqm. Note this has not been added to the GIA.

Planning Assessment

The latest drawings above do increase the size of the dormer and this would be larger than the dormer on the adjoining property. However, it is not significantly larger and in visual terms on balance could be considered acceptable. As the agent states his client had originally wanted a larger managers flat but amendments have been made due to the concern about the size of the proposed dormer.

Generally Officers try to resist this type of wrap around dormer and often encourage hip to gable extensions to create more room within the loft area. However, it is acknowledged that the further relaxation of permitted development rights has meant that a number of residential properties are often extended with large attractive roof extensions. There are no permitted development rights for this property but nevertheless with the extension set back from the road and the neighbouring property extended in a similar way it is considered that the latest plans can be supported from a visual point of view.

In terms of space standards this is also quite a balanced argument. There are clearly benefits with an on site presence and a Manager that can be contacted by local residents if there are any issues causing any nuisance. The difficulties of securing a good standard of accommodation within a smaller dormer is apparent and your Officers do find that the proposed accommodation is somewhat contrived (albeit as a result of trying to address the visual harm of a larger dormer). The space standards calculation does accept storage space albeit the 1 square metre referred to above is actually on the floor below and under the stairs. Nevertheless, as this is a studio within the roof, there is additional space within the eaves which is discounted and the addition of a manager's office in the garden provides additional space if required. Given that it would be difficult to resist this accommodation on the grounds of non-compliance with the space standards (as the technical measurements comply with the guidance) it is recommended that the latest plan can be supported.

Recommendation

As per agenda.