Expiry Date - 07/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0751/24 **Recommendation – APPROVE**

Site: **18 Trent Road Worthing West Sussex BN12 4EL**

Proposal: **Conversion of existing garage into habitable accommodation.**

Date of site visit: 24/07/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Trent Road within a residential area of Worthing. The Robson Road Conservation Area lies approximately 66m to the east of the site. The property comprises a semi-detached, two-storey house with brick and render elevations, a two storey front bay and hipped roof. The property is set back from the road behind a low wall, front garden and driveway leading to the integral garage.

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

Proposal

Planning permission is sought for conversion of the garage to habitable accommodation. Internally the garage would be subdivided to form a study at the front and store behind. The study would be accessed via a new door to the hallway and the store would be accessed externally via an existing door to the side.

The garage door to the front elevation would be replaced by a window and infill brickwork. Other changes to doors and windows to the side and rear at ground floor level would be carried out under permitted development.

Relevant Planning History:

None relevant

Consultations:

WSCC Highways - The site is located on Trent Road, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage. As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for at least 1 car.

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

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 2023)
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.

Visual Amenity

The proposal does not involve any extension of the building and the only alteration visible from the road would be the replacement of the garage door with brick infill and a window. Many properties in this road have carried out similar alterations and the proposal would not appear out of character in the street scene.

The window would line through with ground floor windows and match the style of the window above.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

No new openings are proposed other than the window to the front which would not cause any overlooking or loss of privacy to neighbouring properties.

There would be no detrimental impact on residential amenity as a result of this proposal.

Parking

The existing garage is considered to be too small to meet current parking standards and is therefore not sufficient to be classed as a parking space for the property. There is sufficient parking for 2 vehicles on the driveway and there would be no change to the existing parking facilities for the site.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: Amanda Haslett Date: 24/07/24

Authorised by: Gary Peck Date: 24 July 2024