Expiry Date - 16/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1628/23 Recommendation – APPROVE

Site: 24 Shermanbury Road Worthing West Sussex BN14 7HR

Proposal: Demolition of existing garage, proposed single storey rear extension

Date of site visit: 11/01/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is a semi-detached property to the north of Shermanbury Road. The road has a character of pairs of properties with small separations between them. The site is located within a large plot that has a deep garden. The rear boundary is approximately 27m from the existing rear elevation.

Set back from the frontage and detached from the main dwelling there is a large garage that has the capacity for one car to be parked.

The road comprises a number of large properties which each have undergone extensive alterations. The application site itself has a dormer and some other works that have changed the wider street scene.

Proposal
The application relates to the demolition of a garage that is detached from the property. There is an existing rear extension that is proposed to also be demolished to make way for the new development. The new extension would result in 10m of extension to the rear. Currently in the site the extension measures approximately 3m, this will be widened and then a further 7m to be introduced.

The extension is proposed to host three roof lights within the western pitch of the roof. Within the western elevation there are proposed to be two high level windows and a side door providing access to the garden.

To the rear it is proposed to host a large amount of glazing and some bi folding doors. There is proposed to be a stream of smaller windows on the eastern elevation and a further door providing access to the proposed decking area.

Relevant Planning History: None

Consultations:

WSCC Highways Authority – No alterations are proposed to the existing access arrangement. The LHA does not anticipate that the proposals would give rise to a material intensification of use of the existing access point.

An existing garage will be lost as part of the proposals. However, given the size and location of the existing garage, the LHA would not consider the garage for parking provision, as it is unlikely to be of suitable size for the parking of modern sized cars – it is not unreasonable for the LHA to assume the garage is being used for other purposes, such as storage. Therefore, no concerns are raised regarding loss of existing parking provision.

In summary, 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 111), and that there are no transport grounds to resist the proposal.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 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 side component of the proposed extension will be visible in the streetscene. However, it is subsidiary in scale and proportions to the host dwelling, and will be carried out in matching brickwork. In addition, the set-back aspect of the rear extension from the main front elevation will help it appear subsidiary in visual terms. Therefore it is considered not to have any harmful impact on the appearance of the property or the character of the area.

Residential Amenity

In this instance there is not considered to be any unacceptable overbearing or overshadowing that would be achieved from the development. This is due to the separation between the proposed extension and the neighbouring boundary. Furthermore, the demolition of the garage which is located on the boundary will reduce the impact on the neighbour. With the removal of the garage there will create a greater separation and as such the increase in roof height is not considered to result in an impact that would be greater than is currently there from the existing garage.

The extension will be a large alteration to the rear of the property totalling approximately 10m. As such there will be some impact on the neighbouring properties. It is appreciated that this would conflict with the SPG, however in this instance due to the depth of the garden and the overall size of the plot it is not considered to be detrimental to the application. There will be some overshadowing on the neighbour to the west. This comes from the location of the proposal to the rear and side of the existing dwelling. The extension will protrude from the rear into the footprint of the existing garage but will be stepped out to the western boundary.

Whilst there will be some impact on the neighbour to the east there is not considered to be significant an impact that would be demonstrable due to the separation distance. As such it is not considered that the proposed extension would result in a demonstrable impact on either neighbouring property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No further openings to side elevation of extension

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: 17/01/2024

Authorised by: Louise Prew Date: 18/01/2024

Expiry Date - 16/01/2024