Expiry Date - 14/02/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1637/24 **Recommendation – APPROVE**

Site: **26 Marine Drive Worthing West Sussex BN12 4QN**

Proposal: **Application to Vary Condition 1 (approved plans) of previously approved AWDM/0906/24. Amendments: Extension of approved ground floor office, gym and sunroom by 3 metres to north, addition of roof light and expanded, relocated set of sliding doors. Alteration to ground and first floor window placement and alterations to the rear dormer.**

ORIGINAL DESCRIPTION: Proposed remodelling and enlargement of existing dwelling involving 2-storey front extensions with 2no first-floor terraces; first-floor side/rear extension; rooms in replacement roof with raised ridge, front and rear dormers and rooflights; associated elevation alterations including re-fenestration, insertion of roof lantern above existing flat roof and removal of rear chimney breast/stack.

Date of site visit: 21.08.2024 (as for AWDM/0906/24)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a development site occupied by the remnants of a detached, 1930s-style house. Little of the original house remains other than its floor plate and some parts of the exterior walls.

The site, a good sized dwelling plot, lies on the north side of Marine Drive fronting the greensward. The floor plate of the original dwelling is set well-back from the road behind a deep front garden enclosed by a low boundary wall. The rear garden is relatively shallow in comparison.

The site is not listed or locally listed or within a conservation area. There are no TPO trees on the site.

The far south-east corner of the plot (but not the dwelling footprint) is within Flood Zone 3.

Proposal

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Permission was granted under AWDM/0906/24 for enlargement and remodelling of the original dwelling in a contemporary style with accommodation on 3 floors. The approved works consist of:-

- Two-storey front extension (3.2m deep x 5.7m wide) to the west side replacing the existing sunroom and first-floor terrace with first-floor south-facing recessed balcony.
- Two-storey extension (5m deep x 5.7m wide) in front of the existing attached garage on the east side, with first-floor extension (5.2m deep) above the existing garage incorporating first-floor recessed balcony .
- First-floor extension (1.9m deep x 6m wide) to central rear component.
- Roof accommodation within a replacement roof comprising twin front-projecting gables either side of the main flat-topped roof (8.5m high) with pitched slopes to the front, sides and rear. The front projecting gables would have north-south ridges 5.3m long (West side) and 7.6m long (East side) respectively. Front and rear dormers are proposed within the central roof component measuring 5.1m and 4.9m respectively. The proposed front dormer would have glazed doors opening onto a balcony/terrace (1m deep).
- The remodelled dwelling would be re-fenestrated throughout adopting a contemporary approach with the introduction of large glazed openings overlooking the greensward.

A Minor Material Amendment is sought as a variation to Condition 1 (Approved Plans) of AWDM/0906/24 comprising:-

- Enlargement of the former attached garage on the east side by 3.1m northward at single-storey. This component would have a flat roof 3m high including a roof lantern (in addition to that approved under AWDM/0906/24. The amendment is linked to some minor reconfiguration of the ground-floor layout to include a utility room/WC in-between the attached garage and office/gym/sauna. The additional building component would largely infill the north-east corner of the plot, retaining a minimum gap of 0.3m to the northern site boundary and built on the same alignment of the original garage wall adjoining No.24. The position of the previously approved west-facing, 3-pane bi-fold doors will be centred in the enlarged rear component.
- The size of the glazed opening to the northwest ground-floor bedroom (full-height fixed windows and French doors) would be reduced from 3.95m to 3m.
- As a result of the reconfiguration of the ground-floor layout, the position of a full-height glazed door and pair of French doors in the centre of the ground-floor rear elevation would be swapped.
- The top edge of the mono-pitch roof on the approved rear dormer would be raised to align with the top of the flat-top roof (rather than sitting just below).
- The first-floor layout has been reconfigured to omit a WC. The WC window is omitted from the first-floor rear (north) elevation and the approved casement re-positioned 1.5m eastward.

- The balustrade screens to the first-floor terraces and second-floor balcony are now shown as frameless glazing rather than railings.

Relevant Planning History:

AWDM/0906/24 Proposed remodelling and enlargement of existing dwelling involving 2-storey front extensions with 2no first-floor terraces; first-floor side/rear extension; rooms in replacement roof with raised ridge, front and rear dormers and rooflights; associated elevation alterations including re-fenestration, insertion of roof lantern above existing flat roof and removal of rear chimney breast/stack. Approved 12.09.2024 and works have commenced on site. However, pre commencement conditions relating to the agreement of materials/finishes and design/construction details of the various architectural features of the remodelled dwelling have not been submitted, or agreed. In the circumstances it is debatable whether AWDM/090624 has commenced.

Consultations:

WSP: As before, the Council's Drainage Consultant recommends a condition to secure a Flood Evacuation Plan prior to first occupation.

Representations:

An objection has been received from **Goring and Ilex Conservation Group** commenting that the committee carefully considered the original (approved) proposals as they greatly increased the mass of the existing property but it was felt that, on balance, the design quality outweighed concerns relating to the increase in size and height. However the revised proposed to extend the ground floor by 3m northward brings the accommodation closer to neighbouring boundaries to the detriment of the enjoyment of those neighbours. The rear garden of this property already being limited in size compared to the mass of the proposed building and further enlargement amounts to an overdevelopment.

It was separately drawn to the attention of the case officer that works have commenced on site to implement the proposed enlarged building footprint. The developer has since apologised explaining that this was an error by the contractors and that works have ceased on those parts of the build the subject of the current application.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There key considerations are the effects of the proposed changes on visual and residential amenity.

Visual Amenity

It was accepted in granting AWDM/0906/24 that the enlarged/remodelled dwelling will have a more assertive presence in the street than the original relatively modest dwelling. However, it was considered its larger scale and contemporary architectural style whilst visually distinctive would not appear over dominant or out of keeping in the context of existing development in this prominent location close to the seafront.

The current proposed further enlargement is single-storey in scale and sited toward the rear of the building where it would not be visible in public view. In the context of this large plot, the additional plot coverage now proposed is minor. Typically shallow rear gardens are characteristic of the properties in this stretch of Marine Drive and there are several other examples in the immediate vicinity where either the main dwelling or associated garages/outbuildings lie close to the northern site boundary. In the circumstances the proposal is not considered to amount to an overdevelopment.

The adjustment to the mono-pitch roof of the rear dormer is minor and will have no significant adverse effect on visual amenity.

Residential Amenity

The most affected properties are those adjoining to the rear (North), namely 4 Arlington Avenue and 3 Petworth Avenue; and 24 Marine Drive to the East. .

<u>24 Marine Drive</u>
This attractive detached 2-storey house it located toward the eastern side of it's wider than average plot. There is a detached garage building close to the western site boundary with No.26 and a paved garden terrace wrapping round to the rear of the garage and the west side of the house. The proposed single-storey enlargement would sit alongside a timber shed in the garden of No.24 sited in the far northwest corner. A window (with net curtains) in west side of the shed is visible above the existing boundary wall facing directly into the garden of No.26. The proposed enlargement would sit directly in front of this window, blocking light to the shed. However, as the shed does not constitute habitable accommodation the loss of light to the window cannot be afforded significant weight as to warrant refusal.

The east flank wall of the proposed rear enlargement (built on the same alignment as the original garage) would appear to sit closer to the eastern boundary wall than the submitted drawings indicate and an informative is considered pertinent reminding the Applicant that no part of the building development should encroach or overhand the common site boundary.

<u>4 Arlington Avenue and 3 Petworth Avenue</u>

The siting of the proposed enlargement would adjoin the far southeast corner of the rear garden of 4 Arlington Avenue, and the far southwest corner of the rear garden of 3 Petworth Avenue.

Shrubs growing around the perimeter of the rear garden of 4 Arlington Avenue would largely screen the proposed single-storey enlargement from view from this garden. The short section of common boundary adjoining No.3 is slightly more open. Although the proposed enlargement would be visible from the garden of No.3, it will be remote from the main dwelling and will have no adverse amenity impact on this property.

The minor changes to the proposed rear fenestration of the main dwelling will have no harmful amenity impacts.

A condition of AWDM/0906/24 removes 'permitted development' rights to insert additional windows or other openings in the East, West or North elevations or roof slopes of the remodelled dwelling.

A further condition requires a close-boarded timber fence up to 2 metres high to be erected along the full width of the northern site boundary and thereafter retained.

It is not the Council's normal practice to impose conditions restricting construction hours in relation to householder developments, but it was considered appropriate in granting AWDM/0906/24 given the scale and extent of the proposed remodelling works. A typographical error was included in the decision notice which should be corrected in making the decision on this submission.

Flood Risk

As before, the Council's Drainage Consultant has recommended a condition to secure a Flood Evacuation Plan. However, it is considered such a requirement, as a condition of planning permission, would not be reasonable in the context of this householder development. The earlier approved application was accompanied by a FRA as a small part of the site area at the entrance falls within EA Flood Zone 3. The footprint of the enlarged dwelling falls within Flood Zone 1. The former FRA confirmed that residents will be afforded a safe refuge during a flood event and will be recommended to subscribe to the EA flood warning system and be encourage to prepare their own Flood Plan.

CIL

The proposed net additional internal area exceeds 100sqm and an updated CIL form has been provided.

Recommendation

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APPROVE subject to Conditions:-

1. Drawing Numbers
2. Time limit as for AWDM/0906/24
3. Pre commencement agree schedule and samples of materials (walls, roof, windows and doors)
4. Pre commencement agree construction details of dormers (including windows), glazing to front feature gables and front infill feature, fascia/bargeboard to front gables, balustrading (and method of fixing) of terraces/balconies
5. No additional openings to side and rear elevations and roof slopes
6. Roof light on east roof slope not openable below 1.7m above floor level
7. All first and second-floor windows in North (rear) elevation to be fitted and retained in obscured glass.
8. Timber c/b fencing 2m high to be erected along northern site boundary prior to first occupation.
9. Construction hours 8am-6pm Mon to Fri and 9am-1pm Sat (no work Sun, Bank or Public holidays).

Informative

Pro-Active Amendment
No encroachment of east site boundary

CIL INFORMATIVE - Y

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Jo Morin Date: 14.02.025

Authorised by: Peter Barnett Date: 14 February 2025