Expiry Date - 25/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1107/24 Recommendation – APPROVE

Site: 6 Maytree Avenue Worthing West Sussex BN14 0HJ

Proposal: Proposed garage alterations and conversions to form habitable room

Date of Site Visit: 22/10/2024

Neighbours Checked: Y

Additional neighbour notification: N

Site and Surroundings
The application site is a detached bungalow on the eastern side of Findon Valley. Due to the location of the site there is a steep topography of the site rising west to east. The front of the property comprises front garden area and off road parking. There is also plenty of on street parking available from within the locality. The wider area has no set character but the majority of Maytree Avenue comprises bungalows with attached garages.

A number of properties within the area have had a large number of alterations with some converting the garages. The properties are large but sit comfortably within large plots.

Proposal
The proposal seeks to convert the garage space to a utility room. In order to facilitate this conversion, the garage door will be removed and replaced with a window. To the side there will be a door added and a small window to the rear.

The only other alteration is a very minor increase in the roof height. This will create a maximum height of approximately 2.6m.

Consultations:
WSCC Highways -
This proposal is for proposed garage alterations and conversions to form habitable room. The site is located on Maytree Avenue, an unclassified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing access point onto Maytree Avenue. 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 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. DM15
National Planning Policy Framework (2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment
Principle of Development
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
Due to the location of the proposed development to the side of the dwelling it will be clearly visible within the street scene. The proposed extension is slightly larger than the existing garage but with materials to match the existing, the conversion is not considered to be an alien feature as other properties within the locality have similar materials and completed garage conversions.

The overall scale of development proposed is considered to be acceptable with the extension remaining visually subservient to the host dwelling with

materials that match in accordance with Policy DM5 of the Worthing Local Plan.

Residential Amenity

The property that would be most affected by the development would be No. 8 to the north of the site. The development is not considered to impact any other property within the locality. The main impact will come from the minor height increase. However, the scale is so minor and with the separation between the properties it is not considered that there would be an overbearing impact.

With the introduction of a door on the northern side of the converted garage there will be the potential for some overlooking, however this is mitigated by the site boundary fencing. A condition has been agreed with the applicant to ensure any glazing in this door is obscure glazed to help prevent overlooking.

The proposed works to the application site are not considered to result in any unacceptable impact on the neighbouring properties.

Parking and Accessibility

There is sufficient space left on the site to accommodate the required demand for parking displaced by the demolition of the garage. There is also some capacity for on street parking for any overflow from the residential dwelling.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match
4. No additional windows
5. Obscure glazing to north elevation

Is recommendation contrary to letter(s) of representation N

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.

Expiry Date - 25/10/2024

Case Officer: Finlay Gardner Date: 23/10/2024

Authorised by: Louise Prew Date: 24/10/2024