Expiry Date - 13/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0779/24 **Recommendation – APPROVE**

Site: **111 Goring Road Worthing West Sussex BN12 4AY**

Proposal: **Proposed single storey rear/side extension**

Date of site visit: 31/07/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Goring Road within a residential area of Worthing. The property comprises a detached, two storey house with brick elevations, a tile hung front bay and hipped roof. There is a single storey extension, conservatory and good size garden to the rear and a detached garage adjacent to the west side boundary. The property is set back from the road behind a low wall, driveway and hardstanding.

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

Proposal

Planning permission is sought for a single storey side and rear extension. The existing garage, single story rear extension and conservatory would be demolished.

The proposed rear extension would measure 3.5m deep x 10.2m wide with a flat roof of 2.95m high. The extension would form a lounge with a high level window to the east elevation and glazed doors to the rear and a utility room with a door and window to the rear.

The proposed side extension to the west side of the building would adjoin the rear extension and measure 5.65m deep x 2.34m wide with a flat roof of 2.56m high. The extension would form a storage area with garage door to the front.

The extensions would be finished in bricks to match the existing building.

The application has been amended to remove the loft conversion works and dormers that were originally proposed.

Relevant Planning History:

None relevant

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Consultations:

WSCC Highways - The site is located on Goring Road South, 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 1-2 cars.

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 proposed side extension would be visible from the road but is set back approximately 3.8m behind the front of the house and 10.8m from the pavement edge and would not appear dominant or intrusive in the street scene. The parapet roof form is similar to that of the existing garage (to be demolished) and

the neighbour's garage that is positioned further back. The extensions are single storey in height and would appear subsidiary in form and scale to the existing building and would be finished in materials to match, reflecting the character of the property.

The higher roof to the rear extension would be mainly hidden by the parapet roof to the side extension and would not cause harm to visual amenity.

The proposal has been amended to remove the side dormers and rear hip to gable that were originally proposed. The dormers were considered unacceptable in terms of scale, form, position and design and have been removed from the proposal.

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

Residential Amenity

The most affected neighbours are those to the sides at No.109 and No.113 Goring Road.

No.109 is located to the east side and is separated by a fence to the boundary. There is a rear conservatory to the neighbour's property that extends to a similar extent as the proposed extension. The proposed rear extension at the application site would be set in 1.3m from the boundary and would not extend beyond a 45 degree line projected from the neighbour's conservatory. The proposal is single storey in height and would not appear overbearing or oppressive to the neighbour or result in overshadowing or loss of light to their property. The high level window to the east side is approximately 1.65m above finished floor level which is slightly lower than the 1.7m usually required to limit overlooking however, in this case the extension would replace a conservatory in the same position that was fully glazed to this side. A high level window in this position is therefore not considered to exacerbate any overlooking between properties.

No.113 is located to the west side, with a single storey rear extension and separated by a driveway and wall and fence to the boundary. The neighbour's garage positioned further back along this boundary currently adjoins the garage (to be demolished) at the application site. The proposed side extension would extend out on to the driveway and be 2.34m closer to the boundary for a depth of 8.75m (from the front of the neighbours garage) but would retain a gap of 0.5m to the boundary and a gap of about 3.5m to the side of the neighbour's house. The proposed extension is low in height and would not be considered to have an overbearing or oppressive impact on the adjacent neighbours. The ground floor windows to the side of No.113 serve non-habitable rooms (kitchen/hall/WC) or are secondary windows and therefore there would be no significant impact on light to, or outlook from these windows. There are no new openings proposed to the west side of the extensions and no overlooking or loss of privacy would occur.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Parking

The existing garage would be demolished however there is sufficient parking provided on site to accommodate the parking requirements for this property.

Recommendation

APPROVE subject to Conditions:-

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

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 21/08/24

Authorised by: Jo Morin Date: 21.08.2024