Development Control – Delegated Officer Report

Application Number: AWDM/1771/23 Recommendation: Approve

Site: 29 Ashwood Close, Worthing

Proposal: **Conversion of the existing garage to living accommodation; single-storey side extension to accommodate a study room and toilet; and external and internal alterations to ground floor of the existing house.**

Site visit: 12.03.2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a detached chalet bungalow located at the head of the cul-de-sac at the eastern end of Ashwood Close. It has a detached garage on its south side, towards the rear of the house. There are other chalet bungalows immediately surrounding the site similar to the design of the application dwelling but these are semi-detached. Ham Road is the rear (east) of the site, and is elevated in its position in relation to Ashwood Close where the road forms the railway bridge to the north.

Permission is sought for a single storey side extension to the south elevation and includes conversion of the existing garage to living accommodation and reconfiguration of the ground floor layout with some elevational changes. The proposed side extension would measure approximately 2.5 metres in width and 7.9 metres in depth and would connect to the garage structure at its rear. It would be set back from the front wall of the house by approximately 0.45m. A hipped roof would be formed as an extension to the garage roof and would measure up to 3.5 metres in height approximately. Matching materials are proposed.

Relevant Planning History:

03/01022/FULL - Extension to roof to east elevation to provide additional accommodation
STATUS: REF 8th October 2003.

04/00168/FULL - Erection of a dormer roof extension on rear elevation
STATUS: WD 13th April 2004.

99/00949/FULL - Single storey rear extension
STATUS: CCN 20th December 1999.

07/0079/FULL - First floor extension with dormer at rear elevation.
STATUS: REF 13th March 2007.

11/0129/CLP - Application for a Lawful Development Certificate for a proposed dormer roof extension (rear elevation)
STATUS: APP 14th June 2011.

Consultations:

The **Highway Authority** has commented as follows:

This application seeks the conversion of garage to habitable space, erection of a single-storey side extension and external and internal alterations to ground floor. The site is located on Ashwood Close, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed development is not anticipated to 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, the site benefits from an existing driveway, which is of suitable size to accommodate 2-3 cars – this is considered sufficient to serve a dwelling of this size and location under WSCC Parking Standards.

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 115), and that there are no transport grounds to resist the proposal.

No comments have been received from the Council's **Environmental Health** Officer.

Representations:
None received

Relevant Planning Policies
Worthing Local Plan 2020-2036: SP1, DM5, DM22, DM24
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 proposed extension would infill at the south side of the house where it would reduce some sense of separation between the application dwelling and No. 30 to the

south. However, the extension would be set back from the frontage and its scale and design would appear reasonably subservient. There are some other examples of garages infilling similarly to the side of dwellings further to the west in Ashwood Close and it is noted that a side extension in isolation could be constructed as permitted development. Subject to the use of matching materials, design and impact on visual amenity is considered acceptable.

Residential Amenity

The main impact as a result of the proposals would be to the occupiers of No.30 Ashwood Close to the south side. Other neighbouring dwellings would be sufficiently remote from the proposed development to avoid any significant impact.

No. 30 is separated from the application site by their own side driveway and has a garage set towards its rear. There are side window in the north elevation of No.30 which appear to serve a bathroom, wc (both obscure glazed) and a kitchen towards the rear (clear glazed), and a first floor side window. The kitchen is also served by a rear glazed door on its east elevation. Whilst the extension would infill close to the boundary with No.30, its overall height and eaves level would limit the impact as well as the site orientation and there appear to be no habitable rooms significantly affected by the proposals. Rooflight windows are proposed to the south roofslope where they would face towards the neighbouring dwelling but these would be a high level and would not pose any significant threat to residential amenity. A condition can be attached to ensure no further side windows are installed to the south side wall in the interests of protecting privacy.

Other issues

The site is within an Archaeological Notification Area. Given the limited scale and scope of works proposed and that the land has been previously disturbed, it is not considered necessary to require an archaeological watching brief in this instance.

The site is within a potentially contaminated land landfill buffer. The Council's Environmental Health Officer has been consulted and has made no comments. In the absence of any objection received from the Environmental Health Officer and given the scale and scope of work proposed, which would not involve deep excavations, it is not considered necessary or reasonable to apply a contamination condition in this instance. A precautionary informative is recommended to advise the applicant in the event of potential contamination.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No further windows etc (south elevation)

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.
- Contamination Precaution

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

Case Officer: Rebekah Hincke Date: 30.04.2024

Authorised by: Jo Morin Date: 30.04.2024