Expiry: 12/12

Development Control – Delegated Officer Report

Application Number: AWDM/1440/23 Recommendation: Grant

Site: 14 Longlands Spinney, Worthing

Proposal: Extension to front of detached garage and conversion of garage (and extended area) into annexe ancillary to the main house.

Date of site visit: 6/11

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to a 1960s double fronted detached house on the south side of Longlands Spinney. The house is brick built with a hipped and tiled roof, curved double storey front bay windows, a gabled open porch and uPVC windows. On its eastside it has a detached garage set back behind the front wall which is Cedral clad.

This is a residential suburb of Worthing north of the A27 and is made up of detached individually designed detached houses. No.13, to the east, is on slightly higher ground and is set back behind the application house. It has a brick built store on the boundary adjacent to the site's garage. No. 13 itself is set off the boundary by 2.5 metres and has a solid flank wall.

This is not a conservation area and the house is not listed. A belt of trees across the back gardens is protected by a TPO as are trees beyond the pavement outside the site.

Proposal

Permission is sought to extend the front of the garage with a narrower extension retaining the rear garden access between the garage and main house. The extended building is to be used as an ancillary annexe with a separate bedroom, bathroom and kitchen/diner/living room.

The extension measures 6.19 metre in depth, 3.825 metres in width and is flat roofed with a maximum height of 3.3 metres where it adjoins the existing garage. This is because the land slopes down towards the rear garden boundary. The frontage will have a window in it with the 'front' door in the side wall. The existing garage part is to have two domed rooflights added and French doors in the west facing wall onto the garden patio.

The revised plan shows the extension to be built in matching brickwork now and a parapet has been added to the front taking the maximum height to 3.5 metres.

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Relevant Planning History:

AWDM/0482/18 - Application under Worthing Tree Preservation Order No. 37 of 2003 to reduce in height and lateral canopy by 1 metre of one Apple tree and one Holly tree in the front garden (within group G11) and reduce in height by 1.5 metres two Yew trees in rear garden (within group G12). Approved.

WB/565/78 - Erection of single-storey extension at rear of existing garage to provide stores and greenhouse. Granted.

Consultations:

Highways: No objection.

Representations:

1 letter received from No.13 as follows:

I have no objection to the application, provided that the existing chain-link fence adjacent to the extension is removed.

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

There are examples of flat roofed side and/or front extensions in the street. The introduction of a parapet improves the overall front elevation as does the move away from composite cladding to matching brickwork for the finish.

The proposal will not be out of keeping.

Residential Amenity

The extension will sit behind the main front wall of the house by 2.8 metres. It will sit forward of No. 13 by roughly 1.2 metres. With the main dwelling at No. 13 sitting 2.5 metres off the shared boundary and on slightly higher ground no significant harm will occur. No other neighbours would be directly affected by this proposal.

Trees

The extension is at least 11 metres from the nearest protected street tree. The trees will not be harmed.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to east side elevation of extension
5. Ancillary annexe

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:	MOK	Date:	17/11
Authorised by:	Jo Morin	Date:	20.11.2023