Expiry: 1/6

Development Control – Delegated Officer Report

Application Number:	**Recommendation:**
A) AWDM/0513/23	**A) Grant**
B) AWDM/0514/23	**B) Approve**

Site: Site Of 4 And 4A Ambrose Place And Garage North Of 4 Ambrose Place

Proposal: **A) The addition of a lean-to conservatory to the rear and extension of existing outrigger, provision of a bathroom to the 2nd floor and conversion of the garage to a garden room. Internal alterations to the basement (4A)**

B) Listed Building Consent: The addition of a lean-to conservatory to the rear and extension of existing outrigger, provision of a bathroom to the 2nd floor and conversion of the garage to a garden room. Internal alterations to the basement (4A)

Date of site visit: 4/5

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to a five storey Georgian terraced house, including basement and loft area, on the north side of Ambrose Place. Typically the house is painted and rendered with a front first floor canopied balcony, second floor square bay and front and rear dormers. The basement area has a separate front entrance with the internal staircase link long since removed.

It has a deep rear garden with a detached garage at the end which opens onto Richmond Road. It also has a garden on the south side of Ambrose Place with parking for one car.

This is a Grade II listed building in the Chapel Road conservation area. There are TPO'd trees in the southern garden. The listing reads as follows:

AMBROSE PLACE (North Side) 1. 5406 Nos 1 to 14 (consec) including sections of railings along the front TQ 1402 NE 3/23 11.10.49. II GV 2.

Between 1814 and 1824. Built by Ambrose Cartright. 3 storeys and basement, with area. 2 windows each. Stuccoed. Cornice and parapet. Wooden balconies with canopy on 1st floor, the balconies supported by 4 slender columns to each house. Nos 6, 12 and 13 retain their original trellised

wooden porches which fill the space between the 2 right hand columns in these houses. The other doorways which have not been altered have fluted frames and very narrow rectangular fanlights. Apart from the porches, only Nos 1, 2, 6, 7 and 10 to 14 have their facades more or less as originally built. Nos 3, 5 and 9 have had later iron balconies substituted for the wooden ones. No 4 has had a bay on the 2nd floor and an extra storey added. No 5 lacks a storey, and No 8 has had a later bay added on ground and 1st floor and also a porch. No 14 is quite different from the other houses, being bow fronted with an iron hooded balcony, Doric pilasters above this, arcading to 2nd floor windows, an attic storey with dormer windows behind the parapet, and a porch with Doric columns, but the house is original and not altered. Most of the houses have cast iron railings along the pavement and to either side of the front space and basement areas. All have finials of javelin form, but some are of lighter scale than others. No 1 has light railings along the east only (with a fluted terminal post); No 4 heavy railings to the front and west; No 5 has railings decorated with anthemions etc, to the steps; Nos 5 and 8 have heavy railings to the front; No 8 to the right also; Nos 9 and 10 have light railings to the front and west, and fluted posts at the angles and entrances; No 12 has heavy railings to east and west and fluted angle and entrance posts; No 14 has heavy railings to the front, east (with gap) and west and 4 piers with elliptical caps. Nos 1 to 15 form a group.

Listing NGR: TQ1477402816

Proposal

Permission is sought to convert the rear garden garage building into a summer room by insulating it on the inside and replacing a south side window with double glazed timber French doors.

In the main house it is proposed to convert a second floor rear bedroom into a bathroom with a freestanding shower cubicle.

At rear ground floor a single storey rear extension is proposed 1 metre in depth to create a utility area and it is also proposed to erect a glazed conservatory off this addition extending to the back wall and kitchen window to create a covered way down to the basement at the rear and from both the basement and main dwelling into the rear garden. In the basement the rear utility is to be partitioned to create a new shower/WC

Relevant Planning History:

96/0892/LB – Application for LB Consent for alterations to third floor bathroom (including provision of soli and vent pipe) en-suite facilities to second floor and new boiler and flue to ground floor. No. 4 - Approved.

93/0317 – Replacement gate and east side railings and restoration of stucco finish to second floor front bay and lead roof to balcony. No. 4 - Granted

0008/93 – Listed Building Consent for replacement gate and east side railings and restoration of stucco finish to second floor front bay and lead roof to balcony. No. 4 – Approved

467/88/LB – Retrospective application for Listed Building Consent for moving of internal dividing wall to original position. Rebuilding of passage wall and incorporation of archway together with underpinning of all walls. 4/4A - Approved.

1240/87/LB - Application for Listed Building Consent for replacement of suspended timber floor with solid floor, erection of shower/toilet cubicle and dry lining of party wall to enclose main service pipes. No. 4a Basement- Approved.

Consultations:

Conservation Architect:

I have looked at the extract details and those of the proposed glazed extension, as shown on the revised drawings.

The extracts as shown are acceptable. The information Haydn has sent regarding the waste drainage and SVP ventilation is also acceptable using a condition as suggested.

The further details of the glazed extension show steels to structural engineers details. These will need conditioning as well.

On another point, I did wonder how the proposed west elevation of the garage differed from that existing?

Worthing Society:

Thank you for the opportunity of commenting on the above mentioned application which relates to a Grade II Listed Building within the Chapel Road Conservation Area.
The property is part of a Regency terrace which is one of the most significant heritage assets in Worthing. The Conservation Area Appraisal Document (CAAD) states that: "No other street in Worthing has the elegant character of Ambrose Place"
In fact, the rear elevations of these unique terraced properties, as they face north to Richmond Road, form an important element in the street-scene, contributing positively to the character of the conservation area.
I have now had the opportunity to discuss the various elements of the plans with our Heritage Team and here are our observations:-
a) We have noted that the extension to the existing 'outrigger' will look much the same from the Richmond Road aspect so will not 'harm' the views to the conservation area.
b) Regarding the conversion of the garage to a garden room and the loss of the garage parking area we have also noted that the Local Highway Authority considers that the proposal would not have an 'unacceptable impact' on the associated highway network. The proposed materials for this element and the works in general appear sensitive to the age and character of the building.

c) The lean-to conservatory: as this element would result in an enclosure to the rear of the building it could set a precedent. Although the structure appears fairly minimal, we consider this aspect and any possible harm to the appearance of the rear elevation should to be fully discussed with the Conservation Officer.
d) Internal Alterations: these appear reasonable but are somewhat outside our remit. In view of the status of the building, we consider these proposed changes need to be fully assessed by the Conservation Officer.

Highways:

The site is located on Ambrose Place, an unclassified road subject to a speed restriction of 30 mph. The proposed development is not anticipated to give rise to a material intensification of movements to or from the site.

The proposals will result in the loss of an existing garage and as such, any displacement from this loss of parking provision would have to be accommodated on-street. There are comprehensive parking restrictions in place nearby that prohibit vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that the loss of one car parking space would result in a detrimental highway safety impact or parking capacity issue in this instance, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

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 111), 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, DM23 and DM24
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
Heritage England List
The Chapel Road Conservation Area Appraisal

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations in the case of this Grade II listed structure is to ensure that such changes should not adversely affect this heritage assets or its setting.

Heritage

The ground floor utility extension is to a later addition and will involve the removal of the existing rear door and a new side door into the new glazed extension. This glazed rear extension will involve the removal of a mono pitched slate roof to an existing

attached outbuilding at basement level. Again this addition is not shown in early OS plans and is thought not to be original. Its removal will cause less than substantial harm. The extension itself is light weight and appears relatively frameless. It will sit comfortably between existing walls. Engineering steels are implied in the latest drawing. The detail of these will need to be further considered but this can be left to condition.

The new bathroom going in the 2nd floor rear bedroom has been rejigged to move the shower cubicle out from the fireplace alcove leaving an existing cupboard in situ to preserve what appears to be an original feature. Plumbing for this new bathroom would be to an existing, vestigial, drain on the north elevation just below the window. It is advised that this drain is already vented by the existing SVP and would not have to vent the new waste, therefore it would not have to extend up above the third floor window or dormer window and would be sealed with a ‘’air admittance valve’’ internally to balance pressure in the system.

These details appear to be acceptable and it is recommended that they be conditioned to ensure completed as such as agreed by the agent.

The works to the basement involve a new partition at the very back to create a shower room and removal of an existing partition where the stairs used to be and which currently accommodate a WC in order to create a small kitchenette area.

Finally, the garage conversion to a summer house sees alterations to the inside for insulating purposes and the introduction of French doors into the inside south facing elevation. The garage is a much later introduction and this works will not cause harm. From Richmond Road the garage will be unchanged.

All works respect the integrity or setting of this heritage asset.

Visual Amenity

The changes are to the rear of internal and will not harm visual amenity.

Residential Amenity

The ground floor rear extension to create a utility area is very modest and will abut a high wall on the boundary with No. 3. The glazed rear addition will sit between a high wall with No. 5 and an existing rear addition. Neither will not cause neighbour harm.

The internal alterations to create a 2nd floor bathroom and basement utility/shower are also of no consequence to neighbours.

Conversion of the garage to a summer involves only minor alterations to the southern elevation and again will not cause harm to any neighbour. Car parking for the house remains in the southern garden.

Recommendations

A)

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials or as specified
4. Details of drainage for the 2nd bathroom
5. Details of glazed structure including steels etc.

B) **APPROVE** subject to Conditions:-

1. Drawing Numbers
2. LB time limit
3. Protect remaining LB during works
4. Any damage made good within 3 months

Informative

Applications A and B

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: 30/5/23

Authorised by: Jo Morin Date: 31.05.2023