Expiry Date - 16/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0896/24 Recommendation – APPROVE

Site: 1 Harting Close Worthing West Sussex BN12 6AT

Proposal: Two story side extension. single storey rear extension, driveway to front garden and new boundary treatment consisting of low brick wall with timber fence over spanning between 2m high brick piers

Date of site visit: 05/08/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located to the south-westerly side of Harting Close, a cul-de-sac off Boxgrove. The property comprises a semi-detached two-storey house fronting the junction of Harting Close and Boxgrove. The attached neighbour No. 92 Boxgrove appears to be a mirrored copy of the original build of the application property, both of which feature a side projecting porch for access to the respective properties and rear projecting conservatories. The application property benefits from a corner plot which is comparatively larger than No. 92's and many other properties within the surrounding area. The corner plot allows for a wrap-around style garden, albeit the side and rear garden spaces are divided by a wall and gate. The garden is enclosed in its entirety by a hedge which abuts the adjacent footpath and doglegs to the front and rear towards the porch and rear boundary wall respectively to create a private garden. To the front of the property is a lawn and the rear of the plot comprises a garage at a perpendicular angle with a hard standing and vehicle access off Harting Close.

The application property reflects the predominant character of properties within the locality, of which are semi-detached/ terraced two-storey houses proportionate in scale and with brick-built/ tile hung elevations and gable roof forms. Building lines vary by virtue of the curving nature of the adjacent highways land. Harting Close has a relatively open character, created through the width of the highways including the grass verges to the southerly side of the road, together with the relatively consistent set-back position of buildings.

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

Proposal

The application which has been amended is for the demolition of the side porch and the construction of a two-storey side extension, the demolition of the rear conservatory and the construction of a single-storey rear extension, the removal of the continuous hedge to the perimeter of the property and the erection of a solid boundary treatment, and the formation of a driveway to the front garden. Internal alterations to the layout of the ground-floor of the house and garden would create a more functional space whilst creating a master bedroom with en-suite at first-floor level.

The two-storey side extension would comprise a matching tiled pitched roof and facing brick elevations, set-back approximately 0.6m from the front elevation of the property. It would extend the length of the house (approximately 7.6m), project approximately 3m from the side elevation of the house, and have a maximum height of approximately 7.2m (approximately 0.2m under the main ridge of the house), shallowing to an eaves height of approximately 4.9m which would match the eaves height of the existing house. The primary access door would be re-positioned to the front (east) of the side extension with a sidelight adjacent under a 1.2m projecting canopy. 1No. first-floor window is proposed to the front of the extension along 1No. first-floor window to the front of the existing house. 2No. ground-floor side windows are proposed along with bi-fold doors serving the dining room. 1No. first-floor window is proposed to the rear of the extension.

The single-storey rear extension would project 3m and span with width of the house including the extent of the new two-storey side extension (approximately 8.8m). The extension would have a mono-pitch roof at a height of approximately 3.4m, shallowing to 2.4m. It would have rear facing bi-fold doors to the southerly side which open out onto a newly constructed decking area and a rear facing window to the northerly side. 3No. roof lights are proposed.

The hedge would be replaced with a low brick wall with brick piers and close-boarded fence panels above measuring a maximum height of 2m, except to part of the front of the property where the hedge would be retained. The boundary fence would dogleg adjacent the corner of the grass verge towards the property.

The submitted drawings show an entrance path plus new gravel driveway to accommodate 2No vehicles would be created to the front of the property in place of front lawn. This element of the proposal, which has not been included in the description of the proposed development, could be undertaken as ‘permitted development’, and does not therefore form part of the consideration of this application.

Relevant Planning History:

Retrospective application for construction of 2’6” high ranch type fence along frontage of property refused under WB/0038/73, decision issued 20 Feb 1973.

Retention of existing front boundary fence at max height of 1 ft approved under WB/0514/73, decision issued 05 June 1973.

Planning permission granted at No. 18 Harting Close for erection of first floor rear extension under 07/0663/FULL, decision issued 17 Jul 2007.

Consultations: None.

Representations:

An occupant of the attached property No. 92 Boxgrove has made a representation in support of the application, but has commented on the following matters:

- Ensure measures are taken to reduce spillage of the gravel driveway onto the adjoining pavement.
- The shared hedge between the properties should not be damaged (including bird nests) during construction.
- Insurance is in place which covers any accidental damage to the property and services.
- The parking of trade vehicles during construction is minimised and storage of building materials/waste in the area to the front of the properties is prevented.
- Water drainage is adequate to cope with extreme rainfall.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to residential properties within the built-up area. The key considerations for this planning application are the effects on visual and residential amenities of the locality and the effect on highway safety.

Visual Amenity

The proposed works would be readily visible to the street scene by virtue of the open character of the street scene at the junction and within Harting Close. Although within the curtilage of the property, the proposal would occupy space considered to contribute to the areas open aesthetic and would breach the building line of properties along the southerly side of Harting Close.

Indeed, the proposal would result in the narrowing of the existing visual gap within the cul-de-sac, however, this is not considered to be to a significant degree and would not result in a materially adverse impact on the visual amenities of the area as the extension would take up a subservient form, set behind the principal elevation (approximately 0.6m) and under the ridge to the existing house (approximately 0.2m). Following discussions with the agent, amendments were secured to ensure the relationship of the extension with the host dwelling was acceptable in terms of design, and scale and form when read within its surrounding context. The enlarged house would remain set-back a good distance from the adjacent street scene some approximately 4.2m for the most-part and approximately 3.5m at its closest where the road curves towards the junction; the building line along the south side of Harting Close would not be unacceptably breached by the extension. The semi-detached pair would be visually unbalanced, but this is not considered to be to the detriment of visual amenity owing to the diversity in surrounding buildings' size and spacing between adjacent buildings. The property benefits in this respect by virtue of its situation on a corner plot with ample garden space between the house and pavement, coupled with the presence of the grass verge adjacent which ensures a sufficient visual gap is retained.

Similarly, the proposed fence by virtue of its height and solid construction would pose as a utilitarian addition which would enclose the street scene to some degree. Notwithstanding, the resulting harm is not considered to be so significant to render this element of the proposal unacceptable owing to the circumstances of the site adjacent the grass verge coupled with the good quality design of the boundary treatment which would not undermine the character of the area. An amendment was secured in respect to the extent of the fence which means it has been revised to dogleg adjacent the corner of the verge towards the property as opposed to discordantly projecting forward of the application property.

Residential Amenity

Whilst the proposed rear extension would be of a heavy massing by virtue of its solid construction and would affect the admittance of light from the side (north) windows to No. 92's conservatory, it would not result in an unacceptable impact on this neighbour's living conditions in view that the conservatory is considered to be non-habitable room, coupled with the fact that the extension would not exceed the depth of the conservatory and light is primarily sourced from the windows to the front (west) and other side (south).

The side extension would present an alteration when viewed from a variety of surrounding neighbours' windows. Notwithstanding, this is not considered to be to the detriment of residential amenity owing to the sufficient separation distance; no overbearing or overshadowing effect would occur and the outlook from the proposed windows would be similar to what is already established.

The comment made in the representation concerning potential damage to the shared hedge is a private matter. Moreover, it is not the Council's normal practice to impose conditions relating to construction management on this

type of householder development. Drainage matters will be dealt with under the Building Regulations.

There are no residential amenity grounds to resist the proposal.

Other Matters

The formation of the hardstanding to the front of the property to accommodate off-street parking using porous surface materials would appear to meet the requirements of permitted development, and is beyond the scope of this application. Whilst the applicant has stated within the submission that a vehicle crossover already exists to the front of this area, it is worth noting this was not evident at site visit. An informative is attached reminding the Applicant that a VCO license will be required from the Local Highway Authority to form the dropped kerb within the public highway.

With regard to the gravel driveway, a further informative advising the inclusion of a measure to prevent loose material spilling onto the pubic highway is also recommended.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. No side (South) Facing Windows To Rear Extension

Informative

1 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.

2 The applicant is advised that they will need to obtain formal approval from the highway authority to carry out the site access works on the public highway in respect to the vehicle crossover shown on the plans.

Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-applicationform/

3 The applicant is advised that measures should be taken to ensure that the driveway/ gravel material is contained within the property boundary and does not spill onto the adjacent highways land.

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

Case Officer: Jason Albon Date: 13/09/2024

Authorised by: Jo Morin Date: 16.09.2024