Expiry: 18/08

# Development Control – Delegated Officer Report

**Application Number: AWDM/0880/23 Recommendation: Approve**

**Site: 123 Adur Avenue, Worthing**

**Proposal: Proposed demolition of detached garage and creation of a single storey rear/side extension.**

**Date of site visit:** 11/07/2023

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**
The application site is a detached bungalow with a detached garage. The flat roof garage is located to the south of the main dwelling and set back from the frontage. The entrance to the property is via a porch with a hard surfaced front garden with a driveway for at least two vehicles. To the rear of the existing garage there is a storage building which measures approximately 2.8m in depth. A further outbuilding located in the rear garden provides the only other structure of note within the curtilage.

The character of the area is largely uniform with seven bungalows of similar design with a flat roof garage to the south with open plan frontages of varying styles. The neighbouring property (No.121) has had a similar application approved and implemented (under reference: AWDM/0390/16) which sets a precedent for the conversion of the garages.

**Proposal**
The proposed development is to demolish the exiting garage and replace with a side / rear extension. The side extension will measure 3.1m to the south of the existing dwelling and run a total of 8.2m protruding 3m to the rear of the property. The width of the extension will cover that of the existing footprint of the garage (1.95m) and connect to the existing dwelling (1.15m). The existing ridge of the dwelling will also be extended by 1m to the south.

**Relevant Planning History:**
AWDM/0390/16 – Demolition of existing garage, covered way and porch and construction of single-storey side extension. Application Permitted 11/07/2016.

**Consultations:**
WSCC Highways – This application is for the demolition of existing garage and erection of a single-storey side and rear extension. The site is located on Adur Avenue, an unclassified road subject to a speed restriction of 30mph.

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.

A garage will be lost as part of the proposals. However, an existing driveway with provision for two cars is to be retained, and this is considered suitable for a dwelling of this size and location.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on the 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:**
No representations received.

**Relevant Planning Policies**
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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***

Due to the location of the proposed development to the side of the dwelling it will be clearly visible within the street scene. The visual impact on the street scene is considered to be minor with the majority of the works on extension being located to the rear. The proposed extension if slightly larger than the existing garage in situe, it is considered to be largely comparable in terms of design through the existing cover and gated access to the rear garden. It is considered that replacing the clad gate and coving lean to with the brick to match the existing will be more sympathetic to the surrounding street scene and overall character of the area.

The overall scale of development proposed is considered to be acceptable with the extension remaining visually subservient to the host dwelling with materials that match in accordance with Policy DM5 of the Worthing Local Plan 2023.

***Residential Amenity***

The proposed works to the application site are not considered to result in any unacceptable impact on the neighbouring properties. The footprint of the existing building and associated outbuildings is not greatly increased by the proposal. With the side extension running to the site boundary there will be an impact on the neighbouring property (No.125). The main impact will relate to the kitchen window of No. 125 which will have a slightly taller structure blocking the outlook. However due largely to the proposed development being to the rear the impact is negligible in comparison to that of the existing relationship with the detached garage. In addition to this the highest

point of the proposal comes from a parapet roof design that increases the height of the proposal by a maximum of 20cm. As such this is not considered to result in a demonstrable impact on the neighbouring property. The ridge of the existing roof on the southern elevation is also proposed to be extended by 1m. This is considered acceptable with approximately 3m retained to the neighbouring property.

The proposal has no windows to the southern elevation to prevent overlooking between the extension and the neighbouring property. The light to the extension will come from windows to the rear garden of the host. The other alteration to the existing kitchen to provide the change to a bedroom comes in the form of a door to a window. Whilst this does not require permission it is noted that there will be the change there which provides the need for the doors to the north of the new dining area in the extension.

***Parking and Accessibility***
There is sufficient space left on the site to accommodate the required demand for parking displaced by the demolition of the garage. There is also some capacity for on street parking for any overflow from the residential dwelling.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to the southern 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.

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

Case Officer: Finlay Gardner Date: 18/08/2023

Authorised by: Gary Peck Date: 18 August 2023