Expiry Date - 15/04/2025

# Development Control – Delegated Officer Report

**Application Number: AWDM/0140/25 Recommendation – APPROVE**

**Site: Park View 26A Seamill Park Crescent Worthing West Sussex**

**Proposal: Single storey side extension to provide annexe for dependant relative with courtyard and garage**

**Date of site visit:**

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

The site relates to a large detached bungalow which is set back from Seamill Park Crescent via an access driveway between 28 and 26 Seamill Park Crescent. There are approx. 1.2m high fences along the access driveway.

The property comprises brick and render with hipped and bonnet shaped roof. There flat roof additions to the rear and side of the property. The property has a detached garage in the north west corner of the site.

At the rear the property has a decked patio area and the garden is laid to lawn. There is fencing and walling to the boundaries ranging in height. With a high wall/fence to the northern boundary with the industrial building.

The adjoining semi-detached bungalow to the west has a garage which is set back on the boundary with the application site.

The overall plot area is 820m², with the bungalow covering 140m² of the plot.

**Proposal**

The proposal is for the formation of a single storey extension to the north and west of the plot. The total floor are of the proposals is 93.5m², with an internal courtyard of 21.5m²

The proposed extension would be approx. triangular in shape with the long edge to No 28 of approx 14.9m. The main element of the building would be timber clad with a flat roof to approx. 3m in height. Where the building meets the main house there would be a pitched roof extended over the main building. Windows would face onto the garden or into the proposed courtyard.

The garage and a lean to the western elevation would be removed as part of the proposal.

The proposal is to provide a self-contained annexe for assisted living for the mother-in-law-/mother of the applicants. The proposal provides living accommodation in the form of a self-contained living room, kitchenette, shower room, bedroom and guest (carer) bedroom. The proposal also includes a gym/playroom, attached garage and utility area. All services relating to the proposals in the forms of mains water supply, foul drainage, electricity supply, gas supply, etc. will be sourced and linked to the main property

**Relevant Planning History:**

None

**Consultations:**

**WSCC Highways**

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.

A replacement garage is proposed to serve the site. The applicant is advised to enlarge the garage internally to 3m x 6m to meet Manual for Streets (MfS) specifications, to ensure modern sized cars can be parked comfortably inside. Notwithstanding this, I do acknowledge that the existing driveway appears suitably sized to accommodate a sufficient amount of off-street parking provision to serve the site, so I would not insist upon this.

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

**Adur and Worthing Councils**

**Drainage consultant WSP**

No objection

**EHO (PH)**

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area.

**Representations:**

None received

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

**Planning Assessment**

**Policy context**

The preamble to policy DM5 of the adopted Worthing Local Plan indicates at paragraph 5.68:

Residential annexes can provide a suitable solution for accommodating a relative or dependent within the curtilage of the main dwelling house. Where a totally independent dwelling is not acceptable, (for example where there is a lack of separate curtilage, inadequate parking or a general unacceptable intensity of use), permission may be granted for an annexe subject to conditions or planning agreements limiting occupation to a relative or dependent, and requiring conversion of the accommodation to a use in association with the main dwelling, when it is no longer required for the relative or dependent. Such annexes should be ancillary to the main dwelling both in scale and range of accommodation and facilities, and must not assume a detached or independent identity by design or sub-division of the curtilage of the main dwelling.

Policy DM5 states:

a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:
i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout,

density, height, size, scale, materials, detailed design features and landscaping;
ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;
iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;
iv) respect, preserve and where appropriate enhance, heritage assets and settings;
v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;
vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);
vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;
viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);
ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;
x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

Residential Annexes
b) Residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant.

**Suitability of the annexe**

The application is for an attached annexe plus additional ancillary accommodation for the dwelling including a garage, a play room and additional home/office/guest bedroom. The attached extension would have a shared entrance/lobby with the existing dwelling and the bedrooms would look out onto the garden. An open courtyard is proposed which the proposed annexe living room would look out onto. The annexe would be for the applicants mother/mother in law to provide care and independent living whilst they are able, the unit provides a lounge with kitchenette and shower room.

The application does involve a large extension although the annexe is only part of it and has been designed as ancillary to the main house and would be capable of conversion for use with the main dwelling ( as some elements of the extension are already proposed) when it may no longer be required.

All services relating to the proposals in the forms of mains water supply, foul drainage, electricity supply, gas supply, etc. will be sourced and linked to the main property

Appropriate conditions to ensure that the curtilage is not divided and the accommodation remains ancillary would be appropriate in this case and in accordance with the policy.

***Visual Amenity***

The proposed annexe would be at the rear of the property, it would not be unduly prominent from any public vantage point.

Although a relatively large extension the garage would be the only element that would be potentially be visible from the road and this is set back behind the existing front elevation and at an angle. Although a change in materials to the existing traditional brick and render, it is considered that the timber cladding would not be unduly visible and would provide suitable ancillary materials in this location. The property is situated within a large plot and the extension would still retain a good size garden in proportion with the dwelling and curtilage.

***Residential Amenity***

The proposed annexe would be situated to the north west corner of the property, it would be approx. 14.9m deep along the western boundary with No 28. The existing property has an existing garage in the north west corner which would be demolished as part of this proposal and is currently approx. 6.5m deep. No 28 has an existing garage on the boundary approx. 4.5m deep. The garages partly overlap and has a combined length along the boundary of approx. 10m. The proposed new extension would come forward of the garage of No 28 by approx. 4.9m. No 28 is set off the boundary the width of the driveway, there is one window in the east elevation facing their driveway. The proposed extension would not come as far forward as this window and would be continue to be set back. The proposed extension would have a flat roof closest to the boundary to a height of approx.3m. In view of the existing structures to No 26A and No 28 and the location and the fact that the extension would be east. It is not considered that the extension would have a detrimental impact on No 28 in terms of loss of light or visual impact.

There would be no impact on No 26 to the south.

At the rear there is an industrial building. There is walling to the boundary of approx. 2m in height, due to the slope of the land the extension would project

above this wall, however the industrial building and its ancillary buildings are set away from the boundary and would not be impacted by the proposal.

***CIL***

As an ancillary annexe under 100sqm the proposal would not be CIL liable*.*

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as indicated on the plans
4. No subdivision of the external plot
5. Only for a dependent relative and ancillary to main dwelling.
6. Working hours
7. No additional windows

**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: Jackie Fox Date: 16.04.25

Authorised by Louise Prew Date: 22/04/2025