Expiry Date - 05/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1767/23 Recommendation – APPROVE

Site: 17A Buckingham Road Worthing West Sussex BN11 1TH

Proposal: First floor rear extension

Date of site visit: 15/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a property on the western side of Buckingham Road which has a mix of residential units to the east and a small parade of retail units to the west. The application site forms one of the small parade and is now offices on the ground and first floor.

To the north of the application site there is an access to further residential properties and parking. The offices at first floor host a small outside amenity space which is overshadowed by the multi storey carpark to the south. As such it is not considered to be a usable amenity space for the offices.

Proposal

The proposed development is to replace the existing terrace at first floor which is a hangover from the old residential use to further office space. The extension will be to the boundary of the site that connects to No. 18 at the flank. The extension will host a leisure space and meeting room.

To the north and west there will be a wraparound window that will provide light into the office. The existing rear access will be retained.

Relevant Planning History:

98/05081/FULL – Change of use from residential first floor flat to class B1 offices. Application Permitted 01/06/1998.

Consultations:
WSCC Highways –
The proposal is to extend the existing B1 office to the rear of the property, to create a leisure area/ casual meeting room. This will increase the B1 floor space by 15sqm.
The site is located in proximity to the town centre in Worthing, and is a13minute walk to the train station. Local bus services operate along nearby Marine Parade. It is considered that due to its central location the existing

‘zero’ car parking strategy can be accommodated here. Enforceable parking restrictions are in operation within the adjoining roads.
The extension of the site would attract 2 employees as outlined within the Planning Statement; and at the most 2 trips would be generated for this and could be accommodated within the local ‘pay and display’ car parks or via sustainable transport as above.
There has been no mention of cycle storage within associated documentation, although this is a small scale extension the LPA may wish to consider whether this would be a reasonable request and whether secure and covered cycle storage could be accommodated within the red edge area of the site.
The LHA does not consider that the proposal would have a ‘severe’ impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and there are no known transport grounds to resist the proposal.

Environmental Health Public Sector Housing – No Comment.

Representations:
None

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

Visual Amenity

Due to the location of the proposed development to the rear of the dwelling it will not be visible from the public realm. Therefore it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

Residential Amenity

No detrimental impact to the neighbouring dwellings due to the minor scale of the proposal in accordance with the above SPG.

The neighbouring properties to the north and west (Nos.18 and 21) would potentially be most affected by the proposed development with the introduction of the extension. However, due to the separation distance between the proposal and the boundary of the site to the north it is not considered to be detrimental to the application. The applicant has confirmed that the adjacent north facing window to the west of the site do not serve residential properties and therefore will not adversely affect residential amenity.

The minor nature of the application set in a mixed retail and residential area is not considered to have any impact on the neighbouring properties through overshadowing or overbearing. This is further reduced through the presence of the multi storey car park to the south which has a greater impact on the application site and the neighbouring properties.

There is not considered to be any overlooking from the windows which are not currently available from within the site. As such it is not to the detriment of the application site.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: 01/03/2024

Authorised by: Louise Prew Date: 07/03/2024