Expiry Date - 10/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0639/24 Recommendation – APPROVE

Site: 2 Glebeside Avenue Worthing West Sussex BN14 7PR

Proposal: Demolition of garage and erection of single storey side extension to provide garage and habitable accommodation for guests; new front porch

Date of site visit: 16.07.24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey semi-detached dwelling with a hipped roof, and has a small mono-pitch rear extension and detached side garage to its southern boundary.

The site is situated on the west side of Glebeside Avenue and abuts the rear of no.' 104 and 106 Wiston Avenue to the south; the rear of no.'s 54 and 56 Rectory Road to the west.

The properties within the street generally are of the same or similar design and are predominantly two storey semi-detached.

Proposal

The application which has been amended since originally submitted proposes the demolition of garage and erection of single storey side extension to the southern side and new front porch.

The porch and front of the garage would be in line with the existing front bay and project to the rear for the full length of the property including the single storey extension at the rear. The extension would be slightly set in from the southern boundary. The extension would be approx. 3.2m in height and would provide a garage at the front and habitable accommodation for guests at the rear. There would be a garage door to the front and bi-fold doors to the rear.

The internal plans show a door from the hall providing access into the guest accommodation and garage.

Relevant Planning History:

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AWDM/1885/19-Single-storey rear extension. APPROVED

Consultations: None

Representations:

1 letter of representation from 106 Wiston Avenue (summary)

- The property is already overdeveloped
- The further works will seriously encroach on 106 Wiston Avenue with the building on the party fence which is no more than 10ft away.
- Concern about the use of the guest accommodation and whether this will be used for air bnb and additional noise, disturbance and fire risk
- Additional overlooking
- Additional traffic.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2023)
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

Glebeside Avenue comprises primarily semi-detached house within close proximity of the application side. The properties are a mixture of brick and render with a character two storey curved bay to join the properties at the front. There is mix of extensions to the properties with both single and two storey side extensions as well as new porches. There is also a mixture of designs and materials used for the extensions including pitched and flat roofs.

The proposed extension which has been amended since originally submitted involves projecting forward to the same depth as the existing bay. The property itself is set back and will retain a parking space to the front. It would have a flat roof and although tall would not be out of character with the dwelling or street scene in view of the mix of extensions in the street including two storey side extensions.

The property has been previously extended to the rear and in the roof. The proposed extension would partly use up space of the existing garage and although larger would still retain a good amount of space without built

development to the front and to the rear, as such it would not be an overdevelopment of the site.

Materials will be conditioned to match the existing building to ensure it is complementary.

Residential Amenity

The most effected properties are 104 and 106 Wiston Avenue which are situated to the south. Both of these properties have relatively short rear gardens which face the side boundary of application site.

The proposed extension would run along the rear boundary and would be directly behind No 104 and partly behind 106. The extension would be approx. 3.2m in height.

The existing garage is approx. 2.9m in height closest to the boundary and runs along the majority of the rear of the dwelling of 104. There is a fence to the boundary of approx. 1.8m and a mixture of shrubs on the boundary. It is not therefore considered that the increased height of approx. 0.4m would have a material impact on the loss of light or visual impact from this property.

In terms of No 106, the property currently has a relatively open boundary with No 2 with a fence and trellis above to approx. 1.8m. There are some shrubs. The proposed extension would project behind approx. half the rear of the dwelling of No 106. The extension at approx. 3.2m in height would be more visually prominent than the existing fence, it would however be north which would ensure that there was not detrimental loss of light and would maintain light to the property from the west and north west. Although visually more prominent it is not considered that it could be refused on this basis.

The occupants of No 106 are concerned that extension would cause additional overlooking and could be used for air bnb which would potentially cause additional noise, disturbance and fire hazard.

The proposed extension is closer to the boundary with N0 106 and with doors to the rear and proximity has the potential for additional overlooking and disturbance, however this area is currently garden land at present and due to the height of the fence and trellis above there is already potential for inter-looking and disturbance between the properties. The doors will be set in from the boundary and would look into the garden therefore there would be no direct overlooking and would be a similar depth to the existing extension. The applicant has confirmed that the guest accommodation would not be used for commercial purposes how an appropriately worded conditioned is appropriate to ensure that it is ancillary to the property and not for letting to ensure that it would be used by friends and family.

A distance of over 20m exists between the rear of the extension and the rear of no.’s 54 and 56 Rectory Road at the rear, thereby these properties will be unaffected by the proposal.

The application proposes guest accommodation with the plans showing a bed space, living room and en-suite. There is access internally between the main property and the guest accommodation, although it has potential for separate access through the garage. The accommodation is within close proximity of the host dwelling and neighbouring properties to the south as such a suitable condition to ensure that there is no subdivision of the plot and ancillary to the main dwelling and not as letting accommodation would be appropriate.

Parking and traffic

The proposal is a domestic extension, it retains potentially 2 parking space to the frontage as well as a garage. This is considered acceptable for the property of this size.

Although there is a school at the end of the cul-de-sac, there is also on street parking in the area. The extension is not considered to have an impact on parking and traffic in the area.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows in the south side elevation
5. No subdivision of the external plot
6. Ancillary to main dwelling and no letting.

Informative

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: Jackie Fox Date: 07.08.24

Authorised by: Louise Prew Date: 08/08/2024