Expiry: 06/10/23

Development Control – Delegated Officer Report

Application Number: AWDM/0946/23 Recommendation: APPROVE

Site: 51 Northcourt Road, Worthing

Proposal: Cycle shelter in front garden.

Date of site visit: 01/08/2023

Neighbours checked: y

Additional neighbour notifications: N

Site and Surroundings

The application site is a terraced property to the south side of Northcourt Road. The property remains largely unchanged from the front with a temporary structure erected for the storage of bicycles. This is a small thin structure that comprises mainly tarpaulin and is not considered to provide safe cycle storage. Within the rest of the garden to the front there is a small access path to the front door. The rest of the frontage is has a small wall to the front providing a break from the footpath.

The site is not in a conservation area and is not a listed building. There are no protected trees on the site.

Proposal

The application relates to a cycle shelter in the front garden of the property. The proposed shelter would measure 1.3m in width, 2m in length and have a maximum height of 1.3m. The proposed cycle store will be located in the front corner of the garden affronting the highway.

Relevant Planning History:

None.

Consultations:

None.

Representations:

None received.

Relevant Planning Policies

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

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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

The extension due to its location to the front of the property will be highly visible from the street scene and therefore design needs to be carefully considered. The minor nature of the proposal allows the cycle store to not have a major impact on the frontage or the visual amenity of the area. Furthermore, the height of the proposed being only 0.45m above the walled frontage it is considered to be reasonably well screened from the public realm.

Overall the impact on the character of the area is considered to be minimal. The property could plant hedging to the front which is considered to have more of an impact on the street scene than a cycle store to the front. The existing cover that is in place for the bicycles would be removed and as a result the security of the bicycles would be increased whilst also providing a tidier appearance to the front of the property.

Residential Amenity

The extension will not be harmful to any neighbour. This is due to the separation distance and the minor scale of the proposed development.

As such it is not considered that the development would result in an impact on neighbouring properties that would be demonstrable to the application. The proposal is in accordance with Policy DM5 and the Extending and Altering Your Homes SPG with no overbearing, overlooking or overshadowing resultant of the proposal.

Recommendation

APPROVE subject to Conditions:-

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

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.

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

Case Officer: Finlay Gardner Date: 04/10/23

Authorised by: Jo Morin Date: 04.10.2023