Expiry Date - 04/07/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0460/25 **Recommendation – APPROVE**

Site: **1 Latimer Road Worthing West Sussex BN11 5EP**

Proposal: **Garage conversion to garden room**

Date of site visit: 08.07.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a flat within a detached 2-storey mid-C20 building fronting the south side of Latimer Road within an established residential suburb of the town. The building which has the appearance of a single dwelling with gardens to the front and rear, consists of a ground and first-floor flat. The demise of the first-floor flat includes a garage building attached to the east side of the building, the driveway in front of the garage and a strip of garden to the rear of the garage building extending southward to the rear site boundary.

The site adjoins the shallow rear gardens of houses in Wallace Avenue to the east, and the hard-surfaced grounds of flats in Anscombe Road to the south. 3 Latimer Road, a detached house, lies to the west.

The property is not listed or locally listed or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought to convert the existing garage building into a garden room. The proposed works would involve lining the existing structure and raising the rear part of the roof by 0.5m to form a flat roof 2.7m high with a new skylight in the centre of the roof and glazed French doors to the front (north) and rear (south). The converted garage building would be used as a garden room/studio.

Relevant Planning History:

None.

Consultations:

WSCC: The Local Highway Authority has raised no objection, commenting: -

"The site is located on Latimer Road, an unclassified road subject to a speed restriction of 30 mph.

An existing garage will be lost as part of the proposals. However, the plans suggest that the garage as existing is not used for parking, as the frontage is used as a front garden for the first floor flat, obstructing access. As such, the proposals represent no loss in existing parking provision. The LPA may wish to secure alternative cycle parking provision if they deem it appropriate to do so.

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."

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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 as well as highway safety.

Visual Amenity

The ground-floor flat is accessed from the east side of the building via the driveway. A fence with pedestrian gate encloses part of the driveway in front of the garage building, which has been turned into a small courtyard garden with potted plants. Owing to the fence screening, the existing garage building is scarcely visible in public views from the street and this will not change as a result of the proposals.

Residential Amenity

The most affected properties are the ground-floor flat 1A and 13 Wallace Avenue to the east. The latter has a gable-roofed garage building in the rear garden to which the existing garage building at the application property is attached. The proposed increase in roof height will not be taller than the existing garage roof at No.3. Notice under the Party wall Act should be served on the owner of No.13, but this is a private matter that is not enforced by the Council.

The rear of the existing garage building lies adjacent to a bay window serving the ground-floor flat. Owing to its proximity there will be some disturbance to the occupiers of this flat during construction works and the increased height of the roof will have some limited impact on the receipt of daylight to the nearest angled window as well as reducing views of the sky from this direction. However, the main aspect from the bay window is facing south over the private garden of the ground-floor flat and the resulting impact will not be so severe to warrant refusal.

Parking and Highway Safety

The existing garage building is currently used for domestic storage and so its conversion into a garden room/domestic studio would not result in the loss of an existing parking space. There is space on the drive in front of the fenced enclosure to park 1 vehicle, which is considered adequate in this location where on-street parking is available.

It is noted that the ground-floor flat 1A has no off-street parking provision.

The Local Highway Authority has raised no objection to the proposal on highway safety grounds.

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.

Party Wall Act

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

Case Officer: Jo Morin Date: 09.07.2025

Authorised by: Louise Prew Date: 09/07/2025