Expiry Date - 08/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0730/24 **Recommendation – APPROVE**

Site: **19 Cavendish Close Worthing West Sussex BN12 6DP**

Proposal: **Erection of steel building in the South West corner of the property as a hobbyist workshop and storage.**

Date of site visit: 31/07/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located at the end of Cavendish Close and to the south within a residential area of Worthing. The railway line is adjacent to the rear garden of the property and the Holm Oak Business Centre extends to the south of this. The property comprises a two storey, semi-detached house with brick elevations and tile hung front bay and hipped roof. The property occupies a corner plot with a narrow frontage and a large garden that widens to the rear. There is a small garden, driveway and parking to the front of the building.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for the erection of a workshop/store within the south-west corner of the rear garden set in from the boundaries to enable access around the building.

The proposed building would measure 8m wide x 10m deep with a shallow pitched roof of 3.4m high to eaves and 4.2m high to the ridge. The building is of steel construction finished in Plastisol 0.5 cladding, painted in 'Goosewing Grey' with a roller shutter door to the front in 'Night Blue' and personnel door to the east side. The building will be constructed on a concrete base.

The proposed use of the building is primarily to house and restore historic vehicles belonging to the applicant. A vehicle lift and basic workshop equipment will be installed within the building to facilitate this hobby use. Other hobby uses include woodworking and DIY. The building will be used for domestic purposes only, in connection with and incidental to the dwelling house. The building will also provide storage for fishing, gardening and bicycles.

Relevant Planning History:

None relevant

Consultations:

Environmental Health - There are no adverse EH comments for this application.

Network Rail - The developer must ensure that their proposal, both during construction and after completion does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

WSP - Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application with the following informative attached:

Informative 1: The applicant should consider the use of SuDS, where possible, within their drainage strategy to provide runoff betterment.

Representations: None received

Relevant Planning Policies

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

The site is located at the end of a close and backing onto the railway line. Views of the rear garden are possible down the side of the house although these are partially screened by a shed. The applicant has confirmed that the shed would be removed following installation of the proposed workshop therefore opening

up views to the rear. The proposed workshop building would be located in the far corner of the rear garden, partially screened by the house and viewed against a backdrop of the industrial buildings on the other side of the railway line. Although views from the road would be possible, the building would be set back over 50m from the road and 30m from the parking area to the front, significantly reducing its prominence in the street scene.

The building is larger than would typically be associated with a domestic garden however the garden for this property is very large and there is ample room to accommodate the workshop and retain a large garden space. The steel cladding and grey colour, whilst somewhat unusual in the context of this domestic setting, given the specific circumstances of this site would not appear prominent or intrusive in the street scene or have any significant impact on the character of the area such as to warrant refusal.

Residential Amenity

The most affected neighbours are those to the sides at No.18 and 20 Cavendish Close and No.27 The Quadrant.

No.18 is the adjoining property to the east of the site and is separated by a high fence, hedging and trees. The proposed building would be approximately 10m from the boundary with No.18 at its closest point and would not appear overbearing or oppressive to this neighbour or result in any overshadowing to their garden. Views of the building will be possible from the neighbour's property however these views are not considered harmful to the amenities of these occupiers.

No.20 is located to the north of the proposed building which would be positioned between 6.5m and 11m from the boundary with this property. The boundary is formed by a fence and hedge. The proposed building would be visible from this property but in its position away from the boundary would not appear overbearing or oppressive or result in overshadowing to their house or garden.

No.27 is located to the west of the site and is entirely screened by a high hedge of approximately 4m high. The hedge is maintained on both sides by the applicant's and the neighbours and at this height would prevent all views of the proposed building. The hedge would be retained, however even if the hedge were to be removed at a later date, the position of the proposed building adjacent to the far corner of the neighbours extremely large garden would not result in any significant impact on their amenities.

The applicant has confirmed that the use does not include any commercial or business use and would be used only in connection with the applicant's hobbies and for storage and would be incidental to the use of the dwelling. This would be controlled by condition. There would be no significant increase in noise or disturbance associated with this incidental use.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Expiry Date - 08/08/2024

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. No additional hardstandings within garden
4. No storage of vehicles or parts within open garden
5. Domestic incidental use only/ no business or commercial

Informative

1. 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.

2. The applicant should consider the use of SuDS, where possible, within their drainage strategy to provide runoff betterment.

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

Case Officer: Amanda Haslett Date: 07/08/24

Authorised by: Jo Morin Date: 07.08.2024