Expiry Date - 10/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1203/23 Recommendation – APPROVE

Site: **8 Offington Drive Worthing West Sussex BN14 9PN**

Proposal: **Single-storey side (North) and rear extension replacing existing attached store/garden room to provide an annex for a dependent family member, and detached 'log cabin' garden building in rear garden**

Date of site visit: 27/09/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Offington Drive within a residential area of Worthing. The property comprises of a semi-detached, two storey house with brick elevations and a hipped roof. The property is set back from the road behind a hedge and driveway with parking for several vehicles. There are single storey extensions to the side consisting or a garage and summer room and to the rear providing a kitchen and dining room extension.

The property is not within a conservation area and is not a listed building. There are several protected trees on site to the front and rear gardens.

Proposal

Planning permission is sought for a single storey side/rear extension to replace the existing to form an annexe and a log cabin within the rear garden.

Part of the front of the existing garage would be removed and a new wall built 2.28m further back with a door and window to the front. The roof would be raised from 2.615m high to 2.97m high. The summer room to the rear of the garage would be removed and replaced with an extension of 6.5m deep by 3.63m wide extending up to the boundary. The existing walls to the garage would be rebuilt and insulated. There would be double doors to the rear and a window to the south side and roof lantern above. The extension would be finished in bricks to match the existing building.

Internally the extension would provide an annexe for the applicant's mother with accommodation consisting of a lounge/bedroom/kitchenette and a wet room. The plans have been amended to reinstate a door between the annex and the main house.

A log cabin is proposed in the rear garden set in 0.6m from the north side boundary and positioned 5m from the proposed side/rear extension. The cabin would measure 7.4m wide by 4m deep with a monopitch roof of 2.7m high to the rear (north) and 3m high to the front (south). The cabin would have double doors and windows to the front and would be constructed from timber with an EDPM roof. The cabin would be used for storage and ancillary purposes following conversion of the current garage and summer room.

Relevant Planning History:

11/0085/TPO - Application for consent under Worthing Tree Preservation Order No. 64 of 1997 to re-pollard one Flowering Cherry (T6) to previous pollard points, and to pollard to a similar size (reduction by approximately 1.5 metres) one Flowering Crab (T7) - Refused

93/05533/FULL - Single storey rear extension to enlarge kitchen and lounge – Approved

Consultations:

Environmental Health Private Sector Housing - The Design & Access statement suggests that the ground floor annex will provide a ground floor bathroom and bedroom for an elderly relative. The proposed floorplan shows a self-contained unit of accommodation with a completely separate entrance. The unit of accommodation provided is too small to meet the requirements of the national technical space standards and the need of the relative can be met by removing the kitchen elements and reinstating the door between the garage and kitchen in the main house. If the officer is minded to approve the application then robust conditions are required to ensure that the proposed dwelling is not occupied or sold or rented independently to the main dwelling.

Officer response – The door between the main house and annexe has been reinstated.

Tree Officer - I have no concerns regarding the main development and the nearby trees. However depending on the foundations proposed for the Garden Room, some conditions might be needed. If it is to be an entire concrete pad, hand digging and alternative foundations should there be any major or anchoring roots present would be needed. If the foundation is to be piles or individual pads, there would be less need for any conditions.

Officer response – Further information was provided as to the proposed blocks for the log cabin and an updated response received confirming, *'as it is to be on blocks I do not see a need for conditions to be added'.*

WSCC Highways – Summary - Offington Drive is a residential D class road located in Worthing. This proposal seeks to extend and convert the existing garage into ancillary living space for the host dwelling to serve a dependant relative. The existing dwelling is served with a frontage driveway access, the

garage is set at the side of the property however has no vehicular access and has been used for some time as storage.

Access and Parking - The property is served with an existing frontage parking area suitable for approx. 2 vehicles. When considering the parking demand for this site, the LHA has not been given details on the total number of habitable rooms existing within the host dwelling. The proposal would see an additional bedroom gained within the annexe; however, it is not considered that this would materially change the demand for parking at this location. Any additional car parking generated could be accommodated for on street, which should not cause a nuisance or restrict the flow of traffic. It appears that this is an existing practise in Offington Drive.

In terms of sustainability, the site is served with street lit linking pedestrian footways leading into Broadwater and bus services operate from Poulters Lane offering alternative means of transportation to Worthing, Durrington and Midhurst.

Conclusion - 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 111), and that there are no transport grounds to resist the proposal. Should the LPA be minded to approve this proposal, the following should be sealed via condition.

The proposed should be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole, as a single dwelling house and should not be used as a separate dwelling.

Southern Water - Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.
To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: www.southernwater.co.uk/developing-building/connection-charging-arrangements
In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.
- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:
http://gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Representations:

None received

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

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 proposed alterations to the garage would be visible from the road. These alterations consist of setting the front wall further back by 2.28m and raising the height of the roof by 0.35m. There would be minimal visual impact on the surrounding street scene.

The extension to the rear of the existing garage would be hidden by the converted garage and would not be visible from the road. This extension extends 6.5m deep but would be subsidiary in scale and form due to its single storey height and additional set back from the front. The extension would reflect the design and form of the existing rear extension and be finished in materials to match.

The proposed log cabin within the rear garden would not be visible from the road. This building is larger in scale than would usually be permitted for an ancillary building however when viewed in context with the garden area this is not considered to dominate or detract from the main dwelling. The building is of typical construction (timber with an EDPM roof) for a garden building and would not be considered out of keeping in this garden setting.

There would be no significant adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the north of the site at No.10. This property has a garage adjacent to the boundary which is set back further than the existing garage and extension to the application site. There is a high fence and hedges and trees to the boundary.

The proposed extension would project 3.67m deeper than the existing extension and beyond the neighbour's garage. Due to the position of the neighbour's garage the proposed extension would not have any adverse impact on the neighbours in terms of light or overshadowing. The extension would not appear overbearing or oppressive or result in overlooking to the neighbour's property. The use of the extension as an annexe would not lead to a significant intensification of use as this would be ancillary to the main dwelling, accommodating a dependent relative. Conditions would be applied to prevent the annexe being used as a separate dwelling. There would be no increase in noise and disturbance as a result of this annexe.

The proposed log cabin is located 5m to the east of the rear of the extension and set in from the boundary fence by 0.6m. Although a building of this size would be visible above the fence, this is not considered to appear oppressive or overbearing to the neighbour or to cause significant overshadowing to their garden. There are a number of buildings within the neighbour's garden adjacent to the side fence and a log cabin in the position proposed is not considered to have any significant impact on the amenity of these neighbours. The use of the log cabin is for ancillary purposes only and would not result in an increase in noise or disturbance.

The extension and log cabin are located over 6m from the boundary with No.6 to the south side and would not have any adverse impact on these occupiers.

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

Trees

The tree officer was consulted on the proposal in relation to the TPO trees on site and concluded that there would be no adverse impact on the trees as a result of the proposed works.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Incidental use – log cabin
4. Ancillary use of annexe by dependent relative only
5. Matching materials
6. No openings to north elevations of extension or log cabin

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Informative

1. 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.

2. Southern Water sewage connection - A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email SouthernWaterPlanning@southernwater.co.uk

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

Case Officer:	Amanda Haslett	Date:	03/11/23
Authorised by:	Gary Peck	Date:	3 November 2023