PMR

ARCHITECTURE

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Quicksilver Street

46 Quicksilver Street, Worthing, BN13 1FN

Cover Letter

Dear Adur & Worthing Council,

Conversion of car port to habitable accommodation and rear ground floor extension.

This application seeks consent for the conversion of the existing car port into habitable accommodation and the construction of an extension to the rear of the property. The site is located in East Worthing to the north of the town, in a relatively new (2013) residential housing estate. The property is not located within a conservation area, AONB, or a national park nor is it listed building. The site is located in flood zone 01.

The existing house is a three bedroom semi-detached dwelling with an attached car port, a rear garden and small front garden. The existing ground floor currently hosts a kitchen, lounge and WC, whilst the first floor has three bedrooms and a bathroom. The external appearance is red brick and red clay tiles with white uPVC windows and doors throughout.

The applicant is seeking to make alterations to the property to accommodate a relative who has increasing mobility issues and therefore requires ground floor living. The proposal is to create a new bedroom within the existing car port space with an extension to the rear of the car prt to form an ensuite for the new bedroom. To create more living space on the ground floor the lounge will also be extended to create a dining room enhancing the accessible accommodation.

Loss of Parking Space

To facilitate the conversion of the existing car port the property will lose one parking space. The current resident only utilises one space and the site is sustainably located with buses and trains a short walk away. The proposed alterations are also to facilitate a resident who will not be using a vehicle.

The conversion of the car port ensures the street facing form of the existing dwelling is not significantly altered and future proofs the house for the current resident and any future occupiers by providing a dwelling with fully accessible ground floor living. Therefore it can be argued the negative of losing a parking space is outweighed by the enhanced benefit of longer term accessible accommodation provision.

Extension

The proposed extension will be designed and detailed to exceed Building Regulations, providing further high quality accommodation to the existing dwelling. The proposal represents an unobtrusive expansion of the existing dwellings accommodation. The proposed new layout will create an ensuite suitable for someone with limited mobility and create more generously sized living spaces to again accommodate ground floor living. The scheme can be considered to have minimal impact on the surrounding area and is a sensitive adaptation to an existing dwelling.

The materiality of the extension will be red brick to match the existing and a mono pitch roof with standing seam roof finish. The standing seam finished is proposed as it is an obtrusive finish that doesn't detract from the existing materials and the proposed pitch will not accommodate a traditional tile.

Planning Policy

Following a review of the local site constraints, the Adur District Council's Design Guide to '*Extensions and Alterations to Dwellings*' has been carefully considered and the design points incorporated. These are outlined below. Adhering to the planning principles will ensure the proposal will not have an adverse effect on neighbouring properties and to also ensure the extension will not be detrimental to the dwelling itself.

- ***Privacy*** *- the proposal should not result in direct overlooking of rooms in neighbouring properties, nor excessive amounts of overlooking of garden areas.* The proposed extension is at ground floor level only and therefore will not create any overlooking issues.
- ***Daylight*** *- any proposal should not reduce the daylight to neighbouring properties to an unacceptable extent.* The extension is solely proposed at ground floor level and will therefore not reduce daylight to neighbouring properties.
- ***Outlook*** *– the fact that a neighbour may be able to see an extension would not in itself make a proposal unacceptable, the outlook of neighbouring properties should not be dominated by the extension since this could be overbearing and oppressive. However, the loss of a distant view would not normally be considered a valid reason for refusing an application.* The proposed extension would only be on the ground floor making it difficult to see from neighbouring property and the extension is only proposed to project approximately 3m from the existing dwelling, which is not considered to be an excessive amount.
- ***Garden Size*** *- The Council will wish to ensure that any proposal does not result in an over-development of the site. An adequate amount of garden should therefore be retained both for the use of the occupiers of the property and to prevent a cramped appearance. A rear garden of 11m depth should normally be retained where possible*. The proposed extension is not considered to extend an excessive amount into the rear garden and it is considered that any garden loss is offset by the benefit of creating additional accessible accommodation within the existing dwelling.

- *The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally.*
- *External construction materials should usually match in colour and texture the materials of the existing dwelling.*
- *Windows or other openings should be in scale with the extension and should be in line with and match the proportions and style of existing windows.*
- *On a dwelling with a pitched roof, extensions should also have a pitched (or lean-to) roof if they are visible from the street, from a public place, or are two-storey extensions.*
- *Existing trees should usually be retained since they make a significant contribution to the visual amenity of an area and can soften the impact of development.*
- *Side extensions should be set back at least 1m from the side boundary. This is particularly important in the case of two-storey extensions since, if adjacent dwellings were both extended up to the side boundary, it would create a "terracing" effect which would destroy the existing character of the area.* The proposed extension is set back at least 1.2m (narrowest dimension).
- *On corner plots, side extensions may obstruct the view of car drivers and highway safety requirements will need to be looked at carefully.* Given the speed limit in the cul-de-sac this is not seen to be an issue.
- *Side extensions being clearly visible from the road should be designed to closely match the existing dwelling. In particular they should have a roof in keeping with the existing dwelling which, in most cases, will mean a pitched roof.*
- *The extension should usually be set back slightly from the main front wall of the dwelling to create a visual break and ensure the extension is subordinate to the main dwelling and to avoid difficulty in matching wall and roof materials.*
- *If, as the result of a side extension, a parking space would be lost, this may need to be replaced elsewhere within the curtilage of the dwelling.* There is an existing area of hard landscaping in front of the existing car port used as a parking space, however, this space does not meet the necessary size requirements, resulting in the owners car partially obstructing the pavement. The loss of this area of hard landscaping will not increase on street parking as their is a large shared 'car park' to the rear of the property which can be used by the applicants and their neighbours. The existing area of hard landscaping does not meet the Design Guide's requirement of *hardstanding of 6m in length in front of a garage/car port so that cars waiting to enter will not obstruct the highway (pavement or road) and also to provide sufficient external space for cleaning and maintenance purposes.*

A review of the Adur District Council Local Plan has been carried out to review planning policies relevant to the proposed development and to consider the wider impact of the scheme.

Adur District Council Local Plan (2017)

- **Policy 15 Quality of the Built Environment and Public Realm** - Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. Development should:
- Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;
- Include a layout and design which take account of the potential users of the site;
- Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;
- Have acceptable parking arrangements (in terms of amount and layout);

When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.

- **Policy 31 Biodiversity** - All development should ensure the protection, conservation, and where possible, enhancement of biodiversity, including nationally and locally designated sites, Biodiversity Opportunity Areas (BOAs), marine habitats and other Biodiversity Action Plan (BAP) habitat areas, wildlife corridors, and protected and priority species. If significant harm cannot be avoided (by locating development on an alternative site with less harmful impacts), then such harm should be adequately mitigated. Where it cannot be adequately mitigated then such harm must be compensated for. Where it cannot be compensated for, then planning permission should be refused.

Overall, the proposal is considered to be an effective manner in which to enhance the existing accommodation and provide suitable accommodation for a user with accessibility needs. The development is of a high quality design that brings a subtle conversion and modest extension to the existing dwelling,, which exceeds all regulations and complies with, local and national legislation and design guides.

We have tried to include as much information as possible within this application to ensure a smooth determination process. However, if you require any further information, then please don't hesitate to get in touch with us. We wish to positively engage with the Council during the determination of this planning application and we will contact the Case Officer once they have had the opportunity to review the submitted information.

We look forward to hearing from you.

Ashley Harrison
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PMR Architecture