Expiry Date - 18/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1459/23 **Recommendation – APPROVE**

Site: **32 Brisbane Close Worthing West Sussex BN13 3HJ**

Proposal: **Single storey front extension and conversion of garage to habitable room**

Date of site visit: 22/11/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Brisbane Close within a residential area of Worthing. The property comprises of a mid-terrace, two storey house with brick elevations, brown window frames and tiled pitched roof. There is a flat roof garage to the front elevation and a hardstanding area to the front of this with parking for 2 vehicles.

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 a single storey extension to the front and conversion of the garage to a habitable room.

The existing garage to the front of the building would be converted to a study with new doors through from the lounge and replacement of the garage door with a window to the front elevation. New insulation would be applied above the existing roof increasing the height by approximately 10cm. Additional insulation would be fitted to the interior walls.

The proposed extension would measure 3.4m deep by 2.69m wide adjoining the north wall of the existing garage and with a flat roof of approximately 2.5m high. The extension would match the dimensions of the existing garage and would have a valley gutter between the two structures and roof lights above. The extension would form the entrance hall to the property with a door and sidelight to the front and would be finished in bricks to match the existing building.

Relevant Planning History:

None relevant

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Consultations:

WSCC Highways – The site is located along Brisbane Close, a residential D class cul-de-sac in Worthing. The proposal seeks to extend the front of the property and convert the existing garage to a habitable room.

The existing garage building is substandard when compared to WSCC Standards for a garage space at 2.4m x 3.2m. WSCC Standards outline that for a single vehicle with cycle parking, 3m x 6m would be sufficient to serve an average sized vehicle. It is therefore considered that the proposal would not see the loss of a parking space as it is not adequate in size currently to accommodate an average sized vehicle.

The property is currently served with open hardstanding frontage. The extension aligns the building to the same depth as the existing garage frontage, this retains sufficient space within the hardstanding area for two vehicles- as is the current arrangement. There is just over 6m depth of hardstanding fronting the building which is sufficient to facilitate both vehicular parking and sufficient space for safe pedestrian access and egress into the property.

There are no known highways safety concerns with the existing vehicular access onto the highway and therefore it is not considered that the proposal would have a detrimental impact on the publicly maintained highway.

There appear to be no details on the planning portal of the current number of rooms within the dwelling or as to how the proposal will affect this figure. However considering the nature of the proposed and nil parking difference, it would not be anticipated to give rise to a severe material increase in parking demand to the site. On street parking is an existing practise along Brisbane Close and is a viable option for any overspill parking that may be generated.

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 there are no known transport grounds to resist the proposal.

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 extension would be clearly visible in the street scene due to its position at the front of the building. There are many examples of similar development in the area including at the adjoining property No.33, opposite the site at No.2, 4 and 7 and further to the south in Canberra Road. Some of these extensions have planning permission, others do not. All of the existing examples are similar in terms of width and depth but differ in roof form with a mix of flat, monopitch and false pitch roofs. Of these examples the flat roofs are more in keeping with the original garage design for the estate.

The proposed extension would be the same scale, form and design as the neighbour's extension, with the only difference being the configuration of openings to the front and the increase in roof height of about 10cm. The additional height is required to accommodate the necessary insulation and such a small height difference would not have any impact on the appearance of the proposal in context with the street scene.

The proposed extension would not appear dominant or intrusive in the street scene and would not have any significant adverse impact on the visual amenities of the locality.

Residential Amenity

The proposed extension would infill the gap between the garages at No.31 to the north and to the south at the application site and would not affect any openings to the neighbour's property as these are screened by their own garage. The extension would not be any deeper than the neighbour's garage and would have no detrimental impact on residential amenity.

Highways

WSCC Highways do not consider the existing garage to count as a parking space due to its substandard size and therefore there would be no change to the parking provision for this property following conversion of the garage to habitable accommodation. Off street parking can easily be accommodated on the existing hardstanding. There would be no adverse impact on highway safety.

The proposal is therefore acceptable.

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.

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

Case Officer: Amanda Haslett Date: 14/12/23

Authorised by: Date: