Expiry Date - 21/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0986/23 Recommendation – APPROVE

Site: 147 George V Avenue Worthing West Sussex BN11 5RZ

Proposal: The erection of an outbuilding to the rear of the garden to be used as an office, gym, and store

Date of site visit: 04/09/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located to the west side of George V Avenue within a residential area of Worthing. The property comprises a semi-detached two-storey house with white render elevations, a red tiled hipped roof, and white UPVC openings. The façade of the property exhibits a lean-to porch canopy with matching tiles and an integral garage finished using facing brick. The rear of the property comprises an extension to the northerly side which projects alongside the boundary with the attached neighbour No. 149 George V Avenue, along with a raised patio area to front, grass area to mid, and concrete area to rear.

The attached neighbour has also achieved a rear extension which extends the full width of their respective property and slightly deeper in comparison. The roof of this property has undergone alterations and a large outbuilding has been constructed to the rear. The building to the south No. 145/ 145 A George V Avenue is spaced a good distance from the application property and comprises a surgery to ground-floor and flat to first-floor.

The attached property appears to be a mirrored copy of the original application property which reflects the general pattern and character of properties along this section of George V Avenue, with some detached examples on the opposite side of the road and to the south. Properties enjoy relatively large footprints and plot sizes.

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 an outbuilding to be used as a home office, gym, and store. The outbuilding would be positioned to the rear of the plot and would comprise render elevations, a fiberglass roof, and

aluminium/ laminate openings. The building would have a footprint of 7.3m x 3.3m and would have a flat roof height of 2.8m. A door and window are proposed to the front (east) along with 1No. roof light.

Relevant Planning History:

Permission granted at the application property for prior approval for single storey extension to rear of property measuring 4.5m from rear wall of the original house, maximum height 2.95m and height of eaves of the extension 2.95m under AWDM/1242/20, decision issued 15 Sep 2020 (prior approval not required).

Permissions at the attached dwelling for application for Lawful Development Certificate for proposed side dormer to north elevation, rear dormer with Juliet balcony to west elevation and rooflight to front (east) elevation under AWDM/1878/15, decision issued 09 Mar 2016, and householder application for permitted development for prior approval for single-storey rear extension to west elevation with an overall depth of 6m from rear wall of the original dwelling, maximum height 2.8m and maximum height of eaves 2.8m under AWDM/1806/15 (prior approval not required), and retrospective planning application for ancillary garden outbuilding (to be used as gym and storage shed for tools) under AWDM/1896/17, decision issued 22 Feb 2018.

Recent permission granted at the adjacent property to the south No. 145 for ground floor side extension to surgery premises under AWDM/1609/22, decision issued 06 Dec 2022.

Consultations: None.

Representations: None.

Relevant Planning Policies

National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area, including domestic outbuildings as proposed here. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed outbuilding would be situated to the rear of the relatively deep plot, behind the main dwelling and removed from the viewpoint of the street scene. The prospect, size, and design of the outbuilding is not uncharacteristic and would not be out of keeping with this area, with many other examples of outbuildings/ garden structures evident in the surrounding area, most prominently at the attached property as previously identified. Some shrubberies to the rear of the garden may be lost to accommodate the development, but this is not considered to be to the detriment of visual amenity as the shrubs are of no particular visual merit. The property will continue to enjoy a reasonably sized garden.

There would be no adverse impact on the visual amenities of the street scene or the character of the property and properties in the surrounding area as a result of this proposal.

Residential Amenity

The boundary fencing to the rear of the plot which borders the adjacent neighbours is approximately 1.8m high and slightly shallower than this in some areas. The outbuilding would therefore stand at least 1m above the boundary fencing and would be visible from these neighbours' gardens and rear windows. Although the outbuilding is of a generous height, it would be located in a position beyond the rear boundaries of these neighbours and behind their respective fairly deep gardens, so no material overbearing or overshadowing would occur. Further, the neighbours to the west and south have trees and shrubberies at their respective boundaries which would obscure the development; No. 4 Trent Road to the south also has a shed to the rear of their boundary which would further obscure the development. The attached neighbours' outbuilding which has been approved under AWDM/1896/17 has a similar siting, use, and appearance, but is notably larger in overall scale to what is being proposed here. In view of this, coupled with the sufficient distance from neighbouring amenity and the screening present, it is considered that the outbuilding would not have a materially harmful impact on residential amenity. The only openings proposed would face east towards the applicants own house so no unneighbourly overlooking would occur.

The use of the building would be incidental to the main dwelling, providing an office, gym, and store for the use of the occupants at No. 147 George V Avenue. No intensification in use of the property in addition to its current use as a dwelling is anticipated, nor is any significant increase in noise or disturbance to neighbours. This can be secured by a condition of planning permission.

There would be no detrimental impact on the residential amenities of neighbouring occupiers as a result of this proposal.

Recommendation

Expiry Date - 21/09/2023

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard Time Limit
3. Incidental Use Only
4. No Add Openings

Informatives:-

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.

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

Case Officer: Jason Albon Date: 21/09/2023

Authorised by: Jo Morin Date: 21.09.2023