Expiry: 18/12

Development Control – Delegated Officer Report

Application Number: AWDM/1466/23 Recommendation: Approve

Site: 70 Stone Lane, Worthing

Proposal: Pitched roof detached garage accessed from Selden's Way

Date of site visit: 6/11

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

No. 70 has purchased the end of 68's garden such that No.70's rear garden is now 'L' shaped. New fencing to the end of each garden has been added. The parent building and its neighbours are 2/storey inter war houses.

The purchased bit of garden abuts Selden's Way and has a low pitched roof metal shed/garage on it set back from the boundary. There is no drop kerb. Land slopes up from the road into the site.

Between the site and 24 Selden's Way, to the east, is a shared track which appears to serve the rear gardens of 70-74 (evens) Stone Lane. The garage will abut this shared boundary as the current garage does. Nos. 22 and 24 Selden's Way are bungalows.

This is not a conservation area and the properties are not listed. There are no protected trees on the site.

Proposal

The application has been revised since first submitted and no longer includes a mezzanine. It is fully single storey. It has also been set further back from the road. The new low pitched roof garage measures 7 metres deep and 5.5 metres wide. It has a maximum eaves height of 2.258 metres and a maximum ridge height of 3.8 metres. It is set back 2.8 metres from Selden's Way, an extra 800mm.

Also proposed is a 5.4 metres wide drop kerb onto Selden's Way.

Relevant Planning History:

AWDM/0869/23 - Garage conversion to habitable room with increased roof height. Granted 27.7.23

AWDM/1704/22 - Application for Certificate of Lawfulness for proposed side extension behind existing garage. Granted

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Consultations:

Highways: No objection. Crossover informative advised.

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 revised proposed garage is to be built in brickwork and roof tiles to match 24 Selden's Way and 68 Stone Lane. It's revised scale and siting are acceptable in the streetscene and give it an appropriately domestic scale.

A tree in the garden of No. 70 is to be reduced in width to accommodate the garage. This tree is not protected.

Residential Amenity

The scale of the revised garage will ensures no neighbour is harmed.

Highways

The highway authority does not object to the proposed crossover.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified.
4. The premises shall be used only for purposes incidental to the dwelling known as 70 Stone Lane and not for any business or commercial purposes.

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Informatives

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. Crossover informative.

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

Case Officer: MOK Date: 21/11/23

Authorised by: Jo Morin Date: 21.11.2023