Expiry Date - 21/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1769/23 **Recommendation – APPROVE**

Site: **The House Mill Lane Worthing West Sussex**

Proposal: **Single storey side and two storey rear extensions to existing property with new raised terrace. Application to Vary Condition 1 (approved plans) of previously approved AWDM/0921/23) to change side extension and move external stairs.**

Date of site visit: 13/02/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached dwelling with an asymmetric dual-pitched roof, built into steeply sloping land on the east side of Mill Lane. From the front, facing Mill Lane, the dwelling appears as a 1.5 storey dwelling with ground-floor accommodation and rooms in the roof served by 2 front dormers. The dwelling has three floors at the rear consisting of a lower ground, upper ground floor and rooms in the roof served by a two rear dormers. The dwelling projects at the rear of the lower ground-floor level with a terrace above with glass balustrade. There is also a terrace attached to the north side of the house with a staircase that runs down to the lower ground floor. There is a large patio at lower ground level accessed from a bedroom and living room. The patio is enclosed by a glass balustrade. There are further steps down from this level to the garden below.

The sloping rear gardens of dwellings on the east side back onto 'The Gallops' an area of public open space within the South Downs National Park. The site is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission was granted under AWDM/0921/23 for single storey side and two storey rear extensions to the existing property with a new raised terrace to the side.

A Minor Material Amendment is sought by varying the approved plans Condition 1 of previously approved application AWDM/0921/23 to alter the approved side extension by reducing its width and adding a new external staircase to the side of this extension.

Condition 1 (Plans) *- The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.*

Reference/Drawing Number	Version	Date Rec.
DESIGN & ACCESS STATEMENT	0001	04.07.2023
LOCATION PLAN	0100	04.07.2023
FLOOR PLANS, ELEVATIONS & SECTION	S23/9392/02	04.07.2023
TOPOGRAPHICAL SURVEY	S23/9392/01	04.07.2023
EXTENSION PARAPET DETAIL	0180	11.09.2023
PROPOSED SITE PLAN	0151B	04.10.2023
PROPOSED LOWER & UPPER GROUND FLOOR PLANS	0152B	04.10.2023
EXISTING & PROPOSED REAR ELEVATIONS	0170B	04.10.2023
PROPOSED FLANK ELEVATIONS	0171B	04.10.2023

The previously approved side extension would be reduced in width from approximately 3.75m to 2.45m moving it away from the boundary. A new external staircase would be added to the side of the extension providing access from the side terrace at upper ground floor level down to the terrace at lower ground level. The stairs would be set in from the north boundary by approximately 0.25m at their closest point increasing to 0.7m at the furthest point. The existing fence and planting to the boundary would be retained.

The plans also include reconfiguration/extension of the garden terrace/patio areas (at lower ground floor level) and replacement of the curved steps down to the lowest level of the garden with straight steps.

The application has been amended since submission to reduce the width of the extension and set back the external stairs.

Relevant Planning History:

AWDM/1768/23 - Approval of Details Reserved by Condition 3 (materials) of AWDM/0921/23 – Approved

AWDM/0921/23 - Single storey side and two storey rear extensions to existing property with new raised terrace – Approved

03/00233/ARM- Erection of one detached dwelling house with integral garage, Approval of Reserved Matters pursuant to Outline consent WB/01/00036/OUT dated 20.02.01 - Approved

Consultations:

WSCC Highways - *This proposal seeks to vary condition 1 (approved plans) of previously approved AWDM/0921/23 to incorporate an external staircase.*

The site is located and accessed via Mill Lane which is privately maintained road, subsequently these comments are for your advice only. Mill Lane adjoins the publicly maintained Newling Way, an unclassified road subject to 30mph speed limit.

The proposed alterations to the plans do not appear to change the existing accesses or parking arrangements as agreed within the original application. The external staircase is to be positioned to the rear of the property and thus does not interfere with parking arrangements. The original comments sent by the LHA under AWDM/0921/23 still apply to this site.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority (LPA) are minded to approve this application, the following condition should be applied.

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved proposed floor plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM16
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Expiry Date - 21/02/2024

Planning Assessment

The principle of development has been agreed and approved by the previous planning application. Consideration of the current application is limited to those aspects of the plans being varied under condition 1 in relation to the reduction in width of the approved side extension, the addition of an external staircase and changes to the patio/terrace area and steps and the resulting impact on visual and residential amenity.

Context

The previous application AWDM/0921/23 originally included the addition of external stairs to the rear, adjacent to the north boundary with a return on to the lower patio. These were removed from the approved scheme (along with other aspects of the development) due to concerns as to the potential impact on neighbours, particularly in regard to the south facing window of the neighbour's extension at West Lodge. This application intends to reinstate the external staircase but positioned much further back, following a reduction in width of the side extension.

Visual Amenity

The proposed variation of condition 1 for the addition of an external staircase, changes to the side extension and rear patio/terrace and steps, only affects the rear elevation of the property which has views across to the South Down National Park. The dwelling would remain unaltered in views from Mill Lane.

The proposed changes in this position, at the rear of the property would not have any detrimental impact on the long distance views from the National Park or the visual amenities of the locality.

Residential Amenity

The only property affected by this proposal is 'West Lodge' to the north, which is set further back in to the site and has a recent contemporary flat roof extension at the rear that projects well beyond the rear elevation of the application property. 'West Lodge' has one high level window in its south elevation facing the application site. This window is mainly screened by the existing boundary fence however limited views are possible from this window above the fence and towards the application site.

This application originally intended to provide an external staircase and green screen extending much further into the garden, close to the neighbour's window however this has been amended again to the current design which results in the approved side extension being reduced in width and the external stairs being positioned to the side of this. The proposed external stairs would now be in a similar position to the previously approved side terrace, filling in the gap to the north side boundary. The new position of the external stairs would be set back behind the neighbour's window and would not increase opportunities for overlooking or appear overbearing or oppressive.

The changes to the patio/terrace and steps down to the garden level would only affect a small area of ground adjacent to the north boundary. This area is roughly level in height and depth with the terrace at West Lodge and is screened by a 1.8m high close board fence to the boundary. There would be no additional overlooking or loss of privacy as a result of the changes to the patio/terrace area and steps down to the garden.

Neighbours were re-consulted following amendments to the plans and no objections were received in relation to this modified proposal.

There would be no significant harm to the residential amenities of the adjacent occupiers as a result of this application to vary condition 1 of AWDM/0921/23.

Recommendation

APPROVE subject to Conditions:-

1. Amended Drawing Numbers
2. Time limit as for AWDM/0921/23
3. Materials as approved under AWDM/1768/23
4. No additional openings

Informative

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.

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

Case Officer: Amanda Haslett Date: 05/04/24

Authorised by: Gary Peck Date: 5 April 2024