Expiry Date - 20/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0404/24 **Recommendation – APPROVE**

Site: **28 Uplands Avenue Worthing West Sussex BN13 3AE**

Proposal: **Construction of a single storey outbuilding/annex for use as ancillary accommodation. Application to vary condition 03 of previously approved AWDM/1164/22. Amendment: To change the approved external material from timber cladding to composite cladding.**

Date of site visit: Previous application 24/08/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a backland site accessed from Uplands Avenue to the west via a driveway between No.24 and 32. The property comprises of a detached chalet bungalow with brick and rendered elevations and a hipped roof. There is a large driveway to the front of the building and a detached garage to the south-west corner of the site. There is a large garden to the rear which slopes up slightly from the house with a swimming pool in the north-east corner of the site. The boundaries consist of dense mature planting.

The property is not within a conservation area and is not a listed building. There are protected trees to the south boundary of the site however these trees would not be affected by the proposed works.

Proposal

Planning permission was granted under AWDM/1164/22 for construction of a single storey outbuilding/annex for use as ancillary accommodation.

A Variation of Condition is sought to vary Condition 3 of AWDM/1164/22 to allow a change of external material from timber cladding to composite cladding.

Condition 3
The external elevations of the annexe building hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be finished in timber cladding, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.

It is proposed to change the materials from the timber cladding approved to composite cladding, for ease of maintenance and longevity. The cladding proposed is *Bison Systems Composite Batten Cladding* in 'Oak', a sample has been provided.

Relevant Planning History:

AWDM/1164/22 - Construction of a single storey outbuilding/annex for use as ancillary accommodation – Approved

Consultations:

Environmental Health - Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area.

Private Sector Housing - No Objections to the variation in external material proposed under condition 3 of AWDM/1164/22 subject to the retention of the other conditions.

WSCC Highways - This application seeks the variation of Condition 3 of approved AWDM/1164/22 to allow for amendments to the plans. WSCC in its role as Local Highway Authority (LHA) provided consultation advice for application AWDM/1164/22, raising no highway safety concerns.

The proposed amendments only relate to a change in external materials, which is not anticipated to impact upon highway safety.

In summary, 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.

WSP - Following a review of the submitted information, we have noted the condition does not pertain to drainage or flood risk and, therefore we have no comment.

Southern Water - Southern Water has no comments to make with respect to variation of condition 3. The comments in our response dated 4 August 2022 remain unchanged and valid.

Representations:

None received

Relevant Planning Policies

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

Planning Assessment

The principle of development has been agreed and approved by the previous planning application AWDM/1164/22. Consideration of this application is limited to the condition being varied, as specified above and the resulting impact in terms of visual and residential amenity.

Visual Amenity

The variation of condition proposes to change the materials from timber cladding to composite cladding. The proposed cladding would at a distance, have a similar appearance to timber and would therefore retain the ancillary look of the annexe as a garden building. The composite cladding would provide a low maintenance solution that would not rot or deteriorate, thereby ensuring the longevity of the structure.

The annexe would not be visible from outside the site and would have no adverse impact on the character of the area, the wider setting or the visual amenities of the locality.

Residential Amenity

There would be no additional impact on neighbours as a result of this change of material. All openings, dimensions and form would be as approved previously.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers as before and including new drawing:
   23939-02B - PROPOSED ELEVATIONS & SECTION
2. Standard time limit (as per previous application AWDM/1164/22)
3. Composite cladding
4. No additional openings to rear elevation of annexe

5. Ancillary annexe/dependant relative accommodation only
6. No sub-division of plot

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: 13/05/24

Authorised by: Jo Morin Date: 14.05.2024