Expiry Date - 04/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0179/24 Recommendation – APPROVE

Site: 5 Gannon Road Worthing West Sussex BN11 2DT

Proposal: Single-storey side and rear extension and garage conversion

Date of site visit: 27.02.24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property comprises an older style semi-detached property on the west side of Gannon Road.

The property has a front garden laid to hardstanding with walling to the front and a vehicular access and drive to the southern side with a detached garage set back behind the rear of the property. The garage has a pitched roof.

The property has a number of windows on its southern side elevation primarily obscure glazed.

There is an approx. 1.2m high wall to the southern boundary which increases to an approx. 1.8m close boarded fence at the rear. The neighbouring property to the south as a perspex/timber structure as a side extension to the northern side of the property, it has a shallow pitched roof and a garage door to the frontage level with the front of the property. There is further structure/garage in the rear garden set back slightly from No 5s garage.

No 3 to the south also has a number of windows in the north side elevation facing towards No 5 although some are obscured by the Perspex structure.

Proposal

The application proposes a single storey side and rear extension and the conversion of the existing garage to living accommodation.

The proposed extension would be set back slightly from the front elevation and would comprise a store, extension to the kitchen and playroom.

The new side extension would have a parapet wall on the boundary with parapet gutter and a lean-to pitch roof with brick and tile detail to match the existing house. Doors are shown to the frontage facing the street. There are rooflight windows within the pitch roof.

At the rear the existing garage roof would be extended to meet the new extension and linked in. The converted garage would have a window to the western elevation as well as windows and doors on the north elevation facing into the garden.

The existing rear elevation will also be reconfigured with new doors

Relevant Planning History:

None

Consultations:

WSCC-
This application seeks the erection of a single-storey side and rear extension and garage conversion. The site is located on Gannon Road, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

An existing single-bay garage will be lost as part of the proposals, as well as much of the existing driveway that runs along the side of the house. However, I would note both do not meet Manual for Streets (MfS) specifications for car parking spaces, and are only realistically feasible for the parking of smaller cars. Existing off-street parking to the front of the house is to be retained. Considering this, the LHA would not raise any concerns over the loss of existing parking provision.

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

Representations:

None

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)

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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 to the side and rear of the property. It would be set back slightly from the main front elevation. It would have a lean to pitched roof. Its set back and design would mean that it would not be unduly visible in the street scene. There are also examples in the street of side extensions flush and forward of the main frontage. The extension would not be out of character with the existing dwelling or street scene.

The proposed extension would partly alter an existing garage. The design and size would not be out of character with the scale and design of the dwelling.

Residential Amenity

The main impact would be to No 3 Gannon Road to the south, the proposed extension would be to the north side of this property.

There are a number of windows to the north side of No 3 which look towards the side of No 5 however an existing Perspex structure on this property obscures many of them. The upstairs windows appear to be landing and bathroom windows. The extension is single storey and north taking into account existing structures to no 3 it is not considered that the proposed extension would cause detrimental loss of light or visual impact to this property. There are no overlooking windows proposed.

The proposed extension would project into the garden although the majority is existing structure/garage and store and as such in view of the existing garage/store to No 3 it is not considered that there will be any further impact from this element.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional opening

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.

Party wall Act

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

Case Officer: Jackie Fox Date: 27.03.24

Authorised by: Gary Peck Date: 27 March 2024