Expiry Date - 18/03/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1570/24 **Recommendation – APPROVE**

Site: **9 Wayside Avenue Worthing West Sussex BN13 3JU**

Proposal: **Conversion of garage to habitable living area with a shower room.**

Date of site visit: 19/02/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Wayside Avenue within a residential area of Worthing. The property comprises a semi-detached bungalow with grey painted brick to the elevations and a tiled pitched roof. The property is set back from the road behind a paved front garden/hardstanding and a driveway leading to the detached garage at the rear which adjoins the neighbour's garage to the east. There is a good size garden to the rear enclosed by fencing and hedges.

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 to convert the garage in to habitable living space with shower room.

The footprint of the garage would remain as existing with no extension to the width or depth. The roof would be raised to accommodate warm roof insulation altering the form from a monopitch to a flat roof and raising the front from 2.6m high to 2.8m high (plus parapet to the front) and the rear from 2.25m high to 2.8m high.

The garage door would be replaced with a small window and brick infill to the front, a new window would replace the existing window to the rear and a new window would be installed beside the existing door to the west side.

Internally the accommodation would provide a small shower room with toilet and a bed.

The accommodation is required on a temporary basis for the applicant's son to provide their own space to sleep and shower from time to time.

The application has been amended to include a window to the front and replace the fascia with a parapet to the front.

Relevant Planning History:

None relevant

Consultations:

WSP - *Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application with the following informative attached:*

Informative 1: We have identified the site is adjacent to a localised surface water flood risk with depths of up to 300mm. Therefore, consideration should be given to finished floor levels to mitigate any risk to the development.

Officer response – The above informative is not required for ancillary accommodation to be used on a temporary basis such as this.

Southern Water - *If the applicant is proposing to use the existing connection, Southern Water will have no objections to the works proceeding.*

WSCC Highways - *This proposal is for the conversion of garage to habitable living area with a shower room. The site is located on Wayside Avenue, an unclassified road subject to a speed restriction of 30 mph.*

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

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets. Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for at least 3 cars.

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 116), and that there are no transport grounds to resist the proposal.

Environmental Health *- I am writing to object to this application. Private Sector Housing, should comment on the living accommodation, but my concern is the conflict of use between the attached neighbouring garage and this new living space that will share a party wall that could lead to complaints unless the new living space is properly insulated and sound proofed. The garage is likely only to be on a simple concrete slab and car movements in and out of the neighbouring garage could resonate through the structure.*

Officer Response - The proposal is for conversion of a garage to a habitable room to be used on a temporary basis only and not as a permanent annexe. It is not considered that there would be any adverse impact on amenity as a result of this conversion.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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.

Policy Context for Residential Annexes

The preamble to policy DM5 of the Worthing Local Plan indicates at paragraph 5.68:

Residential annexes can provide a suitable solution for accommodating a relative or dependent within the curtilage of the main dwelling house. Where a totally independent dwelling is not acceptable, (for example where there is a lack of separate curtilage, inadequate parking or a general unacceptable intensity of use), permission may be granted for an annexe subject to conditions or planning agreements limiting occupation to a relative or dependent, and requiring conversion of the accommodation to a use in association with the main dwelling, when it is no longer required for the relative or dependent. Such annexes should be ancillary to the main dwelling both in scale and range of accommodation and facilities, and must not assume a detached or independent identity by design or sub-division of the curtilage of the main dwelling.

Policy DM5 states (specifically in relation to Residential Annexes):

Residential Annexes

b) Residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant.

Use of the Annexe

The annexe is to be used for purposes ancillary to the occupation of the main dwelling, to provide additional living space for the applicant's son to sleep and shower on a temporary basis. Due to the temporary nature of the use no kitchenette or cooking facilities are provided and the accommodation is limited to a shower room, a toilet and a bed. Access to the annexe would be via the main house or from the garden accessed via a side gate from the driveway. The garden would be retained by and shared with the main house. The annexe would be fully reliant on the main house for day to day living such as cooking, laundry etc. The converted garage has a total floorspace of approximately 12.75sqm and it limited size would only be suitable for temporary use as proposed. Conversion of the garage to living space due to its limited size would restrict its potential as permanent accommodation and would in any case demonstrate a functional reliance on the main dwelling for day to day living requirements and is therefore considered to meet the requirements of an ancillary annexe as set out in Policy DM5 of the Worthing Local Plan.

The scale of accommodation and range of facilities are satisfactory for ancillary accommodation and the Council are satisfied that this would not form a separate dwelling. Appropriate conditions to ensure that the accommodation can only be used for ancillary purposes and at no time as a separate unit of accommodation would be applied to ensure compliance with policy DM5.

Visual Amenity

The garage to be converted is set back at the rear of the property and over 17m from the edge of the pavement. Although the garage is visible from the road it is not prominent in the street scene. The existing garage matches the attached garage to No.11 in height and design. The proposed alterations to the roof would result in the parapet to the front being higher than the neighbour's garage however this would not be excessively high or have any detrimental impact on visual amenity. The addition of a small window to the front would help to break up the expanse of brick wall to the frontage and was added as an amendment to the application.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.7 and 11.

No.7 is the adjoining property located to the west side of the application site and separated by a fence and hedge to the boundary. The boundary is well

screened and over 6.5m from the window and door to the converted garage. There would be no overlooking or loss of privacy to these neighbours.

No.11 is located to the east side of the application site and has a garage adjoining the garage to No.9 and a lower fence behind this. The increase in height of the garage roof would not have any adverse impact on the neighbour's property and would not result in overshadowing or loss of light to their house or garden. The window to the rear of the garage replacing an existing window in the same position would not result in any significant overlooking to the neighbours garden.

The use of the extension as an annexe would not lead to a significant intensification of use as this would be ancillary to the main dwelling, of small scale and used on a temporary basis. Conditions would be applied to prevent the annexe being used as a separate dwelling to protect the amenities of adjacent occupiers. There would be no increase in noise and disturbance as a result of this application.

Parking

The proposal would result in the loss of a garage space for vehicle parking however it is noted that the garage is not currently used for this purpose and does not meet the minimum size requirements for a garage. Sufficient parking is available on the driveway and there would be no adverse impact on amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Ancillary use

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: 28/02/25

Authorised by: Jo Morin Date: 04.03.2025