Expiry Date - 29/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1356/23 Recommendation – APPROVE

Site: 3 Garrick Road Worthing West Sussex BN14 8BE

Proposal: Demolition of existing single storey side and rear extensions and the erection of an attached 2-storey end-of-terrace house, single storey rear extension to host dwelling and off-street car parking to side.

Date of site visit: 10/01/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a wedge shaped corner plot on Garrick Road where the road bends round to the north and with Bashfords Lane to the rear (north). The property comprises of a semi-detached two storey house with pebbledash elevations and brick quoin detail and a tiled, hipped roof. The boundaries of the property consist of a hedge to the front, brick wall and fencing to the side and a fence to the rear. The building has white uPVC windows throughout.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes the demolition of the existing single storey extension and single storey rea extension and the erection of a two storey side extension to form an additional dwelling over two floors. A single storey rear extension is also proposed to the host dwelling.

The application has undergone considerable negotiation and reduction of size and design to provide the current proposal. The design and access statement does not reflect the current scheme but as been amended to show that the development is for a single 3 bedroom dwelling.

The two storey extension would measure 5.5m wide and would be the full depth of the building, it would have matching eaves with a ridge slightly lower and matching materials and brickwork details. The single storey rear of the proposed dwelling would be 3m in depth with a flat roof. The proposed dwelling would have a feature corner projecting porch with a flat roof.

It is also proposed to replace the conservatory at the rear of the host property with a single storey rear extension to a depth of 3m to line up with the proposed rear projection to the dwelling.

Internally the dwelling would have a kitchen, living room and bedroom/flexible space on the ground floor and two bedrooms and a bathroom at first floor.

The site would be divided into two plots. The host dwelling would have a garden to the front with cycle parking and bin store and a garden to the rear.

The proposed dwelling would have garden to the front, side and rear and a parking space in the north east corner.

Relevant Planning History:

AWDM/1752/18- Two-storey side extension to replace conservatory on north-east elevation, relocation of conservatory to rear and erection of replacement garden outbuilding on northern boundary. APPROVED

Consultations:

WSCC Highways

Summary and Context

WSCC in its role as Local Highway Authority (LHA) has been reconsulted for the above application, following the applicant's submission of amended plans. The LHA previously provided comment on this application, dated 01/02/2024, requesting more information be provided.

The plans appear to now differ from the application description, now proposing an extension to existing dwelling and erection of an attached end-of-terrace house. Following an inspection of the revised plans, the LHA raises no highway safety concerns for this application

Content

The proposed dwelling will utilise the existing dropped kerb access on Garrick Road, and no alterations are proposed to this arrangement. The proposed development is not anticipated to give rise to a material intensification of movements to or from the site.

One car parking space is proposed to serve the new dwelling. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. Therefore, any overspill parking would have to be accommodated on-street.

There are comprehensive parking restrictions in place on the nearby roads that prohibit vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that the shortfall in off-street

parking provision would give rise to a highway safety concern or parking capacity issue in this location. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Regarding cycles, the plans demonstrate secure cycle parking provision for the proposed dwelling, which appears of suitable size to accommodate at least two bicycles in accordance with WSCC Parking Standards.

The site is situated in a sustainable location in Worthing within walking/cycle distance of local services, amenities and public transport connections. Cycling is a viable option in the area.

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 LPA are minded to approve the application, the following condition should be applied:

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

Adur and Worthing Councils

Environmental Health PH

Construction Noise Hours
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.

Environmental Health PSH

Please could the following informative be placed on any planning permission that may be granted

The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms.

In this case the only access to the bedrooms in the end-of-terrace at first floor and above is through a high risk open-plan kitchen/dining/living area and so they are inner rooms. Fire escape windows at first floor or above are not acceptable under the Housing Act 2004

Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

Representations: None

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
SS1 (Spatial Strategy)
DM1 (Housing Mix)
DM2 (Housing Density)
DM5 (Quality of the Built Environment)
DM15 (Sustainable Transport and Active Travel)
DM16 (Sustainable Design)
DM17 (Energy)
DM18 (Biodiversity)
DM20 (Flood Risk and Sustainable Drainage)
DM22 (Pollution)

National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance
SPD 'Space Standards' (WBC 2012)
SDP 'A Guide to Residential Development' (WBC 2013)

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CIL Charging Schedule (Aug 2021)

Planning Assessment

Principle of Development

The Worthing Local Plan was adopted on 28th March 2023. Policy SS1 sets out the Housing supply over the period 2020-2036 and gives a total figure of 3672 (an annual target of 230 dwellings per annum).

Paragraph 76 of the NPPF states that local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision-making purposes where:

a) The adopted plan is less than 5 years old; and
b) That adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.

Paragraph 77 goes on to state that where there has been a significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the Plan period).

The most recent housing trajectory and 5 year housing land supply for Worthing can be found in the Annual Monitoring Report 2022-23. Table 9 indicates the Five Year Supply measured against the adopted WLP annual target of 230 dwellings plus a 20% buffer, and demonstrates a 7 year supply of deliverable sites.

To maintain the supply of housing paragraph 79 of the NPPF requires local planning authorities to monitor progress in building out sites with planning permission. Where the Housing Delivery test indicates delivery has fallen below 75% of the local planning authorities housing requirement over the previous three years, the presumption in favour of sustainable development applies, in addition to the requirement for an Action plan and 20% buffer.

The latest Housing Delivery Test was published in December 2023 and Worthing Borough Council scored 33%. Therefore the presumption in favour of sustainable development applies as the delivery of housing was less than 75% of the housing requirement over the previous three years.

The Council's SPD 'A Guide to Residential Development' describes infill development as development that fills a restricted gap in the continuity of existing buildings where the site has existing building curtilages adjoining on at least two sides. It states that infill development requires sensitive design and good landscaping if new buildings are to be fitted successfully into small sites in established residential areas, and that "insensitive infilling that will negatively impact on areas character or amenity will be resisted" (paragraph 4.33). Infill development should contribute to the character of the existing

locality. In broad terms, a proposal that fails to complement the local area in terms of design, density and layout will be refused.

The site lies within the built up area boundary on former garden/parking land. The preamble to adopted policy DM5 states:

'Private residential gardens within the built up area are now excluded from the definition of previously developed land. Inappropriate development of residential gardens will be resisted but their development in some circumstances may be acceptable. Applications for development of private residential gardens will be considered carefully and each case will be determined on its own merits. A range of issues, including the size and shape of the garden, impact on neighbouring dwellings, biodiversity, density, and the character of the area, will all be taken into account.'

The site is within a sustainable location, within walking/cycle distance of local services and amenities and well connected by public transport, with regular bus services and Worthing Railway Station. There is no objection in principle to the subdivision of the existing plot to provide an attached dwelling house. The key considerations are the effects on visual amenity and local character, the amenities of existing and future occupiers, access and highway safety matters and biodiversity.

Character, appearance and suitability

The NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It requires decision-making to ensure that developments are (amongst other things) visually attractive as a result of good architecture, layout and appropriate and effective landscaping; sympathetic to local character, including the surrounding built environment and landscape setting; function well and add to the overall quality of an area; and establish or maintain a strong sense of place (paragraph 135).

Garrick Road is a residential road with primarily semi detached and terraced two storey housing. The houses tend to be set back slightly from the road and many are defined by a low brick wall to the frontage. The properties tend to have good sized garden to the rear.

The application site occupies a corner position, the proposed dwelling following negotiation would now address the street and relate sympathetically in size, alignment, scale, form, and architectural integrity to the existing pair of semis.

The main concern is whether the proposed dwelling would have an impact on the public realm and the open nature of this corner location.

At present the application site has a part hedge and walling to approx. 2m around the corner with a gated access to a garage and parking area. There is

considerably more space to the side of the application building than at neighbouring buildings due to its corner position and wedge shaped plot and it presents a partly green corner, open corner. The proposed dwelling would enclose this area and provide for a more prominent feature quite close up to the existing footpath and road.

The proposed extension and dwelling to the side has been amended following officer advice and whilst still large in scale it would be subsidiary to the existing building. Furthermore a two storey extension was approved on this site in 2018 and the proposed extension to form the dwelling would only be 1.5m wider than the approved extension. A minimum 3m would be maintained to footpath boundary from the porch. A good size side garden would be maintained allowing the retention of existing hard and soft landscaping.

The form and design of the dwelling would reflect that of the existing building and would not appear out of keeping with the area. The proposed dwelling would maintain the current hipped roof form of the building and would appear similar in views of the property from the north-east. A gap of between approx. 4.5m and 10.5 would be retained to the side of the dwelling ensuring that the spacious character of the site is maintained. The proposed dwelling would not appear overly dominant or intrusive in the street scene.

The existing garage is to be demolished and the proposal involves single storey extension to both the host dwelling and proposed dwelling of 3m in depth. The extension would be to the rear of the site and although partly visible from Bashford lane (partly unmade road to the north) these elements would not be unduly prominent and would maintain a gap to the boundary at the rear. The single storey elements are not considered excessive in scale and would not detract from the visual amenities of the street scene.

Residential Amenity – Future Occupiers

The proposed dwelling at approx. 96sqm would comply with the National Space Standards for 5 or 6 persons two storey house and would provide for a garden to the side and rear of in excess of 65sqm in compliance with the Space Standards SPD.

The proposal has been significantly changed since the original proposal reviewed by EHO (PSH) The proposal involves a flexible potential three-bedroom dwelling with no inner rooms and light to all rooms.

The host dwelling maintains a three-bedroom dwelling although the outside space is potentially below the minimum standards for gardens as set out within the Space Standards SPD, the property is in a sustainable location within walking distance of open space and recreation.

Residential Amenity - Neighbours

The most affected properties are the adjoining building No.1 to the west and the property to the north No.5.

No.1 would not be affected by the side extension as this is on the opposite side of the pair and would not impact on their amenities. The proposed extension to the host dwelling would extend the property to the rear by approx. 3m. There is an existing conservatory on the boundary which projects to approx. 2.8m. The extension would be east. The boundary is formed by an approx 1.4m high fence with trellis above. The wall close to the boundary would be blank and would not cause any overlooking. It is not considered that the rear extension would cause detrimental loss of light of visual impact to this property. A condition to ensure no additional windows would be appropriate.

No.5 is located to the north and is separated by Bashfords Lane. The rear windows to the first floor of the proposed dwelling which serve a bedroom would provide some opportunity for overlooking to the rear garden of No.5. The proposed dwelling is however of sufficient distance away from the neighbour's property to mitigate any significant impact in this respect. The extensions would not result in any overshadowing to the neighbour's property and would not appear overbearing.

There would be no adverse impact on the residential amenities of adjacent occupiers arising from this application.

Access and Highways

The current submission for an additional dwelling involves the removal of the garage and the provision of one parking space for the new dwelling.

The proposed dwelling will retain the parking area which is of sufficient size to accommodate one vehicle. The existing dwelling will not have any on-street parking. The WSCC Car Parking Demand Calculator would expect 3 parking spaces to be provided. While some overspill parking may occur, given the nature of Garrick Road there are parking restrictions and it is unlikely that the potential overspill will cause highways safety issues.

The site is situated in a residential area on the edge of Worthing town centre providing good bus links to nearby areas. The proposed block plan demonstrates space for cycle storage and these details can be secured via planning condition.

Sustainable Development

DM16 of the WLP states that all new housing should seek to achieve an A rating (with a minimum expectation of B rating) Energy Performance Certificate.

Policy DM17 requires all development resulting in new housing to incorporate renewable and low carbon energy production equipment to meet at least 10%

of the predicted total energy requirements (after CO2 reductions from energy efficiency measures).

The applicant's agent has indicated that this development could include a sedum green roofing providing a green natural habitat, low u-value windows and doors, locally sourced FSC certified products and will look to align with BREEAM standards at the construction stage.

Solar panels and heat-pumps have also been discussed as part of a highly sustainable ambition, also alleviating pressures around rising energy costs. Details will be conditioned.

Ecology and biodiversity

Policy DM18 requires new development (excluding change of use and householder) to provide a minimum 10% net gain for biodiversity.

Due to the existing extension on the site to the side and the rear as well as the existing garage and hardstanding most of the proposed development land is or was hard standing. The proposal involves extending the footprint of the side extension but only by approx. 12sqm on a previously approved scheme. A garage would be removed to compensate for the rear extension. Trees and hedging to the boundary could be retained even with the proposal. A condition securing landscaping and biodiversity additions is considered appropriate as part of a landscaping scheme.

CIL

A CIL contribution will be required and a form has been submitted

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials and detailing
4. No additional windows
5. Boundary treatment
6. Details of cycle parking
7. Parking Spaces
8. Construction Management Plan
9. Bin Storage
10. Hours of construction
11. PD withdrawn extensions
12. Landscaping and ecology
13. Sustainable measures

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Informatives

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.

Change of address
Southern water connection
CIL

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

Case Officer:	Jackie Fox	Date: 09.07.24
Authorised by:	Louise Prew	Date: 17/07/2024