Expiry Date - 07/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1710/23 Recommendation – APPROVE

Site: 174 Tarring Road Worthing West Sussex BN11 4HG

Proposal: Retention of ground floor rear extension and use of dwelling as a small HMO (Class C4)

Site visit: 06/02/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site relates to 174 Tarring Road on the northern side of Tarring Road. The properties comprise of terraces and a number of them have been converted into HMO's and flats. The application site contains a two-storey end of terrace building. There is no off street parking in the road or those adjoining, however there is permitted parking available. The site is located approximately 525m from West Worthing Train Station.

The site has undergone a number of alterations from its original footprint and layout. To the rear there is a small garden characteristic of the area with a public access to the rear. The railway line runs along the rear boundary of the property. The application is retrospective and as such the extension is in situ to the rear of the property.

Proposal

The application relates to an extension to the rear of the existing C4 HMO. The extension is to the rear of the site and measures 3.9m in depth with a roof height of 2.6m. The application also seeks to retain the use as a C4 HMO.

Relevant site history

None

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.

Private Sector Housing –

No objection on PSH grounds.

The property will be subject to mandatory HMO licensing requirements, and the manager will be obliged to comply with the Management of Houses in Multiple Occupation (England) Regulations 2006.

Southern Water –

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

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.
- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Network Rail – No objections

Public Health – No comments

Representations

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None

Relevant Planning Policies
National Planning Policy Framework (2023)
National Planning Practice Guidance
Worthing Local Plan: DM1, DM2, DM5, DM15
SPD 'Space Standards' (WBC 2012)
SPD 'Guide to Residential Development' (WBC 2013)
WSCC Guidance on Parking for New Development (2020)

Planning Assessment

Principle of development

Policy DM1 of the Worthing Local Plan outlines that there should be the provision of communal living space, cooking and bathroom facilities within HMOs. Within the property there are a number of en-suite bathroom facilities demonstrated with each room having their own private bathroom. As such it is considered that this aspect of the policy is met. The extension provides further communal living space for the residents providing a greater overall standard of living. As such it is considered that the proposed HMO would be policy compliant.

Residential amenity

The extension is located to the rear of the site with a depth of 3.9m. This is directly on the boundary and as such will have an impact on the amenity space of the neighbouring properties, No.176 will be the most affected. The extension has a height of approximately 2.6m as such there will be some impact on the amenity of this neighbouring property through overshadowing. However due to the separation that the neighbouring property has from the boundary and the relatively low height of the extension it is not considered to directly overshadow a window or door.

There is a minor overbearing impact on the neighbouring amenity space to the garden of No.176. However on balance with the wider application and provision of further amenity space for the residents it is not considered demonstrable to the application.

172 Tarring Road has an extension to the rear which will mitigate the impact of the further extension. There is also separation distance from the boundary which allows the application to not detrimentally overshadow or overbear.

Due to the nature of the extension to the rear of the site and the railway to the rear the extension with no windows on the side elevation is not going to overlook any neighbouring properties. As such it is not considered that there would be any demonstrable impact on the neighbouring properties through overlooking, overbearing or overshadowing.

Design and impact on visual amenity
Due to the relatively minor scale of the development it is considered to be subservient to the host dwelling. This is further assisted by the materials matching that of the existing dwelling.

Furthermore, due to the location to the rear of the site there are no views of the development that would be available from the street scene.

Recommendation

APPROVE subject to Conditions:-

1. Drawing numbers
2. No windows in side elevations

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

Case Officer: Finlay Gardner Date: 30/05/2024

Authorised by: Louise Prew Date: 31/05/2024