Development Management - Delegated Officer Report

Application Number: AWDM/0557/23 **Recommendation – Approve**

Site: 6 Eirene Road, Worthing

Proposal: Additional storey to part of existing footprint to create a two storey family home, with landscaping works to relocate parking to north

Last visited: 27.06.2023

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a detached bungalow located on the north side of Eirene Road. It has an L-shaped footprint and a conservatory has been added to the rear. There is an enclosed rear garden and angled at 45 degrees to the rear of the house is a separate garage with vehicular access onto East Avenue which is immediately to the rear of the site. This access is shared with No.2 East Avenue whose garage is attached to that of No.6. The site is within Flood Zones 2 and 3.

The proposals involve remodelling of the existing bungalow and extensions and alterations to form a two storey dwelling. This is a revised scheme following the refusal of 2 earlier schemes, the most recent of which, application reference AWDM/1268/21, was dismissed at appeal.

An additional storey is proposed to part of the existing building footprint, with the eastern section of the building including the existing rear projection would remain as single storey but with alterations to its roof to form a cat-slide roof and to its fenestration. The rear conservatory would be removed. A new balcony is proposed to the front elevation.

The existing vehicular access onto Eirene Road would be closed off and a large portion of the front garden area would be enclosed with timber fencing set back from the front wall and with soft landscaping to its frontage. A pedestrian access would be retained to the frontage onto Eirene Road. At the rear a driveway is proposed to accommodate 3 cars and with soft landscaping to its edges. Bin storage would be incorporated set behind the existing boundary wall to the north.

Brickwork is proposed to match the existing building and with white render to the upper floors. Plain tiles are proposed to match existing.

Relevant site history

95/05228/FULL - DEMOLITION OF EXISTING DWELLING AND ERECTION OF DETACHED HOUSE AND GARAGE
STATUS: REF 22nd February 1995.

95/05229/FULL - DEMOLITION OF EXISTING DWELLING AND ERECTION OF NEW BUNGALOW AND GARAGE
STATUS: CCN 20th December 1995.

96/05262/FULL - RESITING OF APPROVED GARAGE (WB/95/0770 REFERS)
STATUS: CCN 28th November 1996.

05/0592/FULL - Construction of front and rear dormer windows in connection with loft conversion.
STATUS: CCN 27th July 2005.

AWDM/0483/21 - Part demolition of existing building. Extension and raising of the roof to form a two storey 3no. bedroom house with adjusted footprint. South facing first floor balcony, flat roof with roof lantern and photovoltaic panels, relocation of entrance door to side and driveway to north with 3no. parking spaces and bin store, associated external works
STATUS: REF 1st June 2021.

AWDM/1268/21 - Part demolition of existing building, extension and raising of the roof to form two storey 3no. bedroom house with adjusted footprint. South facing first floor balcony, flat roof with roof lantern and photovoltaic panels, relocation of entrance door to side and driveway to north with 3no. parking spaces and bin store, associated external works.
STATUS: REF 25th August 2021.

Consultations

The **Highway Authority** has raised no objections and makes the following comments:

This application is for the addition of a second storey to existing dwelling with relocated parking area. The site will be accessed from South Avenue, an unclassified road subject to a speed restriction of 30 mph.

The applicant proposes to relocate the parking area to the north of the site, with access from South Avenue. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing access point on South Avenue. In addition, the proposed development is not anticipated to give rise to a material intensification of movements to or from the site.

The existing dropped kerb access on Eirene Road is to be closed off, and the LHA request that this kerb be instated, to increase available on-street parking provision. Such works would be subject to a licence obtained through the local Highway Area Office.

The plans demonstrate three new car parking spaces, which is in accordance with WSCC Parking Standards for a dwelling of this size and location. From inspection of the plans, the parking area appears suitably sized to accommodate the proposed amount of parking. On-site turning does not appear achievable so vehicles may have to exit in a reverse gear – however, this is the existing arrangement which has been operating with no known safety concerns.

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

If the LPA are minded to approve the application, the following informative note should be applied:

Works within the Highway (Kerb Reinstatement) – Area Office Team
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Representations
Four representations have been received from the occupiers of neighbouring dwellings in Eirene Road and East Avenue objecting to the proposals on the following grounds as summarised:

- Loss of privacy/intrusion to No.11 Eirene Road (opposite the site) from the increase in height/formation of a first floor and from balcony. Overlooking into house and garden.
- Overshadowing to No8 – to east side rooms (bathroom and kitchen) and rear garden
- Loss of light and overbearing impact to No.4
- Out of keeping
- Concern over conflict with parking/access at No.2 East Avenue
- Existing parking congestion in East Avenue
- Loss of light and privacy to No.2 East Avenue.

Relevant Planning Policies
Worthing Local Plan 2020-2036: SP1, DM5, DM20
National Planning Policy Framework (HCLG 2021)
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.

Visual amenity

The existing building is a hipped roof detached bungalow with a relatively wide frontage, occupying much of the width of the site. There is some variation in the design of individual houses in Eirene Road with a mix of two storey houses and bungalows. To the immediate east at No.4 Eirene Road is a modest bungalow set back from the street frontage and to the west is a two storey building comprising of two flats. Front boundaries are generally low walls.

The remodelling of the bungalow may be acceptable in principle subject to a good quality design. In relation to the previously refused proposals it was considered that the combination of a contrasting cuboid form and design and the extent of the two storey scale of the proposals would be an overdevelopment of the site in the context of the surrounding buildings and pattern of development, and would appear out of character and excessively dominant. At the appeal on the later scheme, the inspector considered that the proposed development, which would occupy the majority of the width of the plot at ground and first floor level and would be positioned closely to the boundaries, would harmfully undermine the sense of spaciousness between plots. The inspector also considered the flat roof and two storey glazed form to be at odds with the surrounding development.

The current proposals have sought to address the previous reasons for refusal by firstly reducing the extent of the first floor addition. The current proposals would extend over the western part of the existing footprint and with a single storey element on the east side, including the rear projection that would be retained. The rear conservatory would also be removed which would reduce the overall footprint. A more traditionally proportioned pitched roof design is now proposed and with the eaves level following the alignment of the neighbouring roof form at No.8 to the west. On its east side the roof would continue as a cat-slide roof over the existing single storey footprint. The applicant has also subsequently agreed to a full hipped roof on its west side also, which would further help to minimise its scale and for a more balanced appearance, as well as limit the impact to the neighbouring occupiers. It is considered that this would represent a more successful transition between the neighbouring dwellings, particularly in relation to the bungalow at No.4, and by setting the 2 storey element away from No.4 and with a hipped roof, this would help to retain a sense of spaciousness between plots. The design and form of the resultant building would appear reasonably well balanced and would not appear overly dominant in the streetscene when viewed from either frontage. The use of matching brickwork and roof tiles and in combination with some use of render to first floor elements would appear reasonably sympathetic. The new balcony balustrade would have a seamless glass design and profiled detail to its base which would add an attractive feature to the front elevation. The profiled detail can be secured by condition.

The current proposals would include an entrance door in the side elevation and pedestrian access to the Eirene Road street frontage, and despite the proposed enclosure of part of the garden area on the south side to make better use of its southerly aspect, there would be a small garden area remaining open to the eastern section of the frontage. The boundary treatment to the western section would comprise of 1.4m high fencing and trellis up to 1.8 metres in height and is proposed to be set back by 1 metre which would allow for hedge planting to its south side at the frontage, set behind the existing front boundary wall. The

applicant has also agreed to a revised alignment to the fence enclosure which would allow for more effective screen planting at its corner as well as opening up more of the site frontage. The existing vehicular access onto Eirene Road would be blocked off and a wall reinstated to the front boundary to provide continuity which can be secured by condition.

At the rear, the existing timber fencing would be removed and a garden wall with trellis would be installed closer to the rear of the dwelling to allow additional parking to this side, making use of the existing access which enters at the corner of South Avenue and East Avenue. Permeable paving would be used for the parking bays. Whilst this arrangement would open up and give over a larger area to parking, the existing boundary wall that abuts the pavement would be retained which would give continuity in its appearance with other boundary walls when viewed from South Avenue and help screen and reduce dominance for this element. The applicant has also agreed to further planting to this area which would help soften its appearance. In the context of the surrounding streetscene where there are some other relatively large parking areas visible fronting onto South Avenue, this is considered acceptable.

Overall, the reduced scale of the proposals and revised design would appear as a sympathetic form of development, and would not detract from the visual amenities of the site and surrounding area.

Residential amenity – effect on neighbouring occupiers

The main impact would be to the occupiers of flats at No. 8 and 8a Eirene Road to the west of the site, the bungalow at No.4 Eirene Road to the east and No. 2 East Avenue to the north east.

Other dwellings to the south and north would be sufficiently separated to avoid any significant impact. The comments from the occupier of No.11 Eirene Road are noted. However, there would be a distance of more than 20 metres from the front of No.6 to the side boundary with No.11, and approximately 24 metres to its side wall which contains windows. At appeal the Inspector did not consider there to be harm caused by overlooking from the larger balcony proposed in that previous scheme. In contrast the proposed balcony would be relatively small and set in from the sides of the existing dwelling in this case and it is considered that the proposed development would not be unneighbourly in its relationship.

At No. 8 and 8a to the west main outlook to habitable rooms appears to be from windows in the north and south elevation of No. 8 and 8a with secondary windows in the east side elevation. The current scheme has reduced the overall scale so that the existing ground floor footprint would be retained except for the removal of the conservatory and the first floor addition would be adjacent to the side wall of No.8/8a where there are no main windows. Given the relationship with these dwellings to the west and that the proposals have been further reduced with the inclusion of a hipped roof on this side, it is considered that there would not no significant threat to the amenities of those occupiers. One side window is proposed to the west elevation to serve a bathroom which can be obscure glazed in the interests of protecting privacy.

To the east side, the neighbouring bungalow at No. 4 is set approximately 5 metres back (to the north) from the existing front wall at No. 6 and is angled slightly towards the side wall of the application site. In considering the previous applications, the effect of the two storey proposals was considered overbearing and unneighbourly. The proposed scheme has reduced the scale of the first floor elements, and setting them further away from the boundary with No.4. The ground floor element on the east side would be similar in its relationship to the existing building with the addition of a catslide roof to connect to the 2 storey element. Whilst the resultant building would be higher than existing, the separation would be sufficient to avoid any significant loss of amenity. A side window is proposed to the east elevation which can be obscure glazed in the interests of protecting privacy.

At the rear, the dwelling to the north east is relatively closely sited to the application site, oriented at 90 degrees to the application so that its front windows face west across the northern part of the site. The spacing between the two dwellings would be such to avoid any significant impact arising from the additional storey in terms of light or outlook. The angle of view between the rear of No.6 and the neighbours front windows at No.2 East Avenue would be oblique and partially restricted by the roof of the ground floor projection and would not pose any significant threat to residential amenity.

The occupier of No.2 East Avenue has raised concerns over the access to the proposed parking spaces if the neighbour utilisies their own driveway. However this is the existing shared access where similar conflict already exists with the two driveways being parallel and it would be a private matter between the two occupiers should such an issue occur.

Flooding
The site lies within Flood Zones 2/3 where the Environment Agency's standing advice would apply to development classed as a Minor Extension. Floor levels would be set no lower than existing with the additional accommodation at first floor level with a reduced ground floor footprint. The accompanying FRA and DAS also confirm that permeable materials would be used for the external surfacing.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as indicated
4. Balcony balustrade and profiled base detailing to be submitted and agreed.
5. Vehicle crossover onto Eirene Road to be closed off and front boundary wall to be constructed as indicated before the garden fence/trellis is installed.
6. Planting scheme to be agreed prior to installation of fence/trellis to the front garden as indicated, and implemented no later than the first planting season following completion of the boundary fence/trellis enclosure.
7. Obscure glazing etc (west and east side elevations)

8. No further windows (west and east elevations)
9. Guest/au pair accommodation to remain ancillary to dwelling

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.
- Works within the Highway (Kerb Reinstatement)

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

Case Officer: Rebekah Hincke Date: 26.07.2023

Authorised by: Jo Morin Date: 26.07.2023