Expiry Date - 31/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0648/24 Recommendation – APPROVE

Site: 178 Brougham Road Worthing West Sussex BN11 2PH

Proposal: Demolition of garage and erection of single storey side / rear extension incorporating garage at the front

Date of site visit: 27/06/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is located on the western side of Brougham Road. To the south of the site is a small access road with residential uses beyond that. There are gardens to the front and rear of the site. To the front it is largely hardstanding providing off road parking. To the side of the two storey semi-detached property is a small garage that is single storey in nature with a roof which slopes down towards the rear.

To the rear of the site there are garages, one of which forms the boundary for the site. The attached neighbour has a conservatory to the rear. The properties to the south face Brighton Road, a number of which have buildings within the rear gardens.

Proposal
The application relates to the demolition of the garage and introduction of a new garage with a single storey side and rear extension. The extension will be half width to the rear of the property and wrap around to meet the rear wall of the new garage.

There is proposed to be a pitched roof to the garage and the extension with a maximum height of 3.9m. The width of the garage is 3.4m with a total depth of 10.5m when connected to the rear extension. The width to the rear is approximately 6.5m. Garage doors are retained to the front with French doors to the rear. There are not proposed to be any windows or doors in the side elevation with a roof light within the pitch of the roof.

Relevant Planning History:
None

Consultations:
National Highways – No objection

Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2023)
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 extension is prominent as it is on the side of the plot which has a small access road to the south and replaces an existing garage which is small with a low sloping roof.

The main increases in size are to the length of the extension and the height of the garage. Whilst the scale of the garage and extension is large due to the existing relationship between the property and the street scene the increase in scale is not considered to result in a level of domination that would be unacceptable. This arises due to the glimpse nature of the views of the major increases in bulk. Whilst there is a significant increase in the height of the proposal the extension is still considered to be subservient in scale due to the sloping roof with an eaves height that is not much greater than the existing and single storey in nature. This is assisted by the materials proposed matching the host dwelling allowing the extension to not visually dominate.

The retention of the use as a garage allows for the appearance of the extension to be harmonious with the wider street scene. While it is acknowledged that the depth of the proposal is very large, it is not considered to dominate the street scene due to the raked back roof from the front elevation.

With the development having a sloping roof that comes away from the boundary and front elevation, and the retention of features that are common within the residential setting results in a proposed development which is considered just acceptable in terms of scale and design. As such the garage and extension are considered acceptable in terms of visual amenity.

Residential Amenity
Due to the location of the proposal the neighbours to the north and south will be affected by the proposed development. There is separation from the neighbour to the north from the rear extension allows for the development to not overshadow or overbear. The retention of 2.75m to the boundary allows for sufficient separation to mitigate any impact from the extension.

The neighbours to the south have a different relationship with the proposal due to the extension being to the rear of the properties. In addition to this the access road provides a separation to the proposal, this paired with the depth

of the gardens and the eaves height allows for the development to not dominate, overbear or overshadow the neighbouring properties.

As such it is considered that despite the size of the extension and garage on the southern boundary the impact on the neighbouring property would not be to the detriment of the application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No windows in side of extension

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.

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

Case Officer: Finlay Gardner Date: 13/08/2024

Authorised by: Louise Prew Date: 14/08/2024