Expiry Date - 05/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1164/24 Recommendation – APPROVE

Site: 14 St Michaels Road Worthing West Sussex BN11 4SD

Proposal: Demolition of existing garage and construction of new pitched roof garage (north west corner)

Date of site visit: 07.10.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a double-fronted, detached Victorian villa with rendered elevations and slate roof(s) occupying a well-spaced plot. Architectural features include double-height canted front bay windows, timber sliding-sashes, a portico entrance and decorative mouldings throughout. It has been enlarged by a conservatory on the east side. There is a gravel drive to the west side with a detached, double garage/outbuilding in the far northwest corner of the plot. The garden wraps round to the side (West) and rear. The site frontage is enclosed by a flint and brick-dressing wall.

The property is identified as a Local Interest Building within the Heene Conservation Area.

The surrounding area is residential in character. Adjoining to the east and west are semi-detached (No.12) and detached (No.16) Victorian villas of a similar style and appearance to the application property. Adjoining to the rear is a private access drive serving properties in Manor Road.

Proposal

Permission is sought to demolish the existing garage/outbuilding and erect a new pitched roof garage/outbuilding in its place.

The existing building to be demolished is 5.6m wide x 5.4m deep. It has rendered elevations with timber folding doors and a mono-pitch roof with front parapet. It is attached to a pitched roof garage building within the neighbouring dwelling plot, No.16.

The proposed replacement garage would be 6m wide and 5.4m deep. It would have rendered elevations and a slate pitched roof with an east-west ridge 4m high. The front (south) roof would slope down to an eaves (2.4m high) with gutter line. The rear wall would be built-off the inner leaf of the existing rear

boundary wall with a 2.4m high eaves and gutter contained within the site (i.e. no encroachment). There would be a large glazed window in the garden-facing east flank of the building, with a wedge-shaped window in the side gable.

The replacement garage/outbuilding would attach to the east side of the neighbour's garage.

Relevant Planning History:

None at the site.

No.16 St Michael's Road

AWDM/1167/14 Replacement flat roofed front extension with parapet roof and roof lantern; replacement pitched roof to garage. Permitted 14.10.2014 – implemented.

Consultations:

WSCC: The Local Highway Authority has raised no objection, commenting:-

"The proposal seeks the erection of a replacement three bay garage to serve the existing dwelling.

The site is accessed via St Michaels Road, a D class residential road in Worthing. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the existing access with the public highway, onto St Michaels Road. There is no evidence to suggest that the access is operating unsafely, or that the proposed garage would exacerbate an existing safety concern.

Access into the property is to be retained, there appears sufficient space for vehicles to enter and egress the property.

The proposed parking arrangements are considered acceptable. This will be accommodated within the associated two bay garage. The garage dimensions are slightly substandard when considered alongside WSCC standards. For a two-bay garage 6m x 6m would be considered sufficient to accommodate two average sized vehicles- this proposal falls short slightly in depth. However, if vehicles are unable to make use of these spaces, it is considered that there exists sufficient space within the frontage to accommodate three vehicles. On street parking is an existing practise within St Michaels Road and adjoining roads are subject to restrictions to prevent parking in unsafe locations within the highway network.

The Local Highways Authority does not consider that the proposal for would have 'severe' impact 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."

Representations:

The neighbours on either side have raised concerns that asbestos may be present in the existing garage, seeking clarification on the process for demolition and removal, and confirmation that the appropriate steps will be enforced to avoid jeopardy/environmental hazard to neighbours.

Officer response: The Applicant is aware that the roof of the garage may consist of asbestos sheeting and that removal will be required by a licensed contractor. The Applicant has been further advised that it will be necessary to serve a Demolition Notice under the Building Act.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Heene Conservation Area Appraisal

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, and on heritage. The Council has a statutory duty to have regard to the desirability of enhancing or preserving the character or appearance of the Conservation Area.

Heritage and Visual Amenity

The existing garage/outbuilding is in an unsafe condition and there is no objection to its removal.

The siting of the replacement garage would not be dissimilar to the existing garage structure, but would extend slightly further eastward. It would align with the front of, and be attached to, the neighbouring garage building at No.16 (completed in 2016). The height and pitched roof form would be similar to the latter, but not identical, having an eaves/gutter line to the front and rear instead of a parapet.

The proposed garage building would be subsidiary in scale, and its form, design and external materials in keeping with the historic character and appearance of the host dwelling. It would be set well back into the site and would not make an unduly prominent or assertive addition to the street scene in St Michaels' Road, or in views along the private drive from Manor Road.

The proposed replacement garage building would preserve the character and appearance of the conservation area.

Residential Amenity

The main affected property is No.16 St Michael's Road to the West. No.12 is well separated from the existing/proposed garage building.

The garage building would sit directly adjoining the existing garage building at No.16. Noise associated with the demolition/construction work may result in some inconvenience to this neighbour in the short-term but the proposed structure would have no adverse impacts on the amenities of No.16 in terms of loss of light, loss of privacy or overbearing impact.

The rear of the proposed garage would be built up from the inner leaf of the existing wall which marks the site boundary with the private access drive to the North. The latter serves to access parking spaces to the rear of 4no flats at 48 Manor Road, and the 'backland' dwelling (No.36) located to the rear (East) of the flat building. The Applicant has confirmed ownership of the wall in question. The garage built at No.16 involved a similar scenario. There would be no adverse amenity impacts for the properties in Manor Road.

The roof of the existing garage is understood to consist of asbestos sheeting. As stated above, the Applicant is aware that a specialist contractor will be required to remove asbestos from the site. This is dealt with under other legislation. Furthermore, the Applicant has been advised that owing to its cubic volume a Demolition Notice will need to be served (under the Building Act) for demolition of the existing garage.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as situated on submitted form and drawings
4. Use incidental to main dwelling

Informative

Pro-active No Amendment

Advice to Applicant on demolition.
Party Wall Act

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

Case Officer: Jo Morin Date: 24.10.2024

Authorised by: Louise Prew Date: 24/10/2024