Expiry Date - 11/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0990/23 **Recommendation – APPROVE**

Site: **3 Latimer Road Worthing West Sussex BN11 5EP**

Proposal: **Single storey side (East) and rear (South) extensions, conversion of loft with hip to gable roof extensions and rooflights, alterations to rear covered balcony, changes to fenestration including additional ground floor windows to East side and new doors to West side and extended walls to North, West and South boundaries with new gates to the West.**

Date of site visit: 02/08/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot to the south of Latimer Road and to the east of Anscombe Road within a residential area of Worthing. The property comprises of a detached, two-storey house with brick elevations, bay windows and a tiled hipped roof. There is a low wall to the boundary of the site with trees and hedging behind. There are two vehicular accesses for the site, one to the north and one to the west leading to a detached garage at the end of the garden.

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

Proposal

Planning permission is sought for single storey side and rear extensions, loft conversion with hip to gable extensions and rooflights, alterations to the rear covered balcony, changes to fenestration, extended boundary walls and new gates.

The proposed single storey extension to the east side would measure approximately 1.45m wide by 5.95m deep with a flat roof of 2.95m high and set back from the front of the house by about 2.9m. The extension would provide a porch, utility and WC with two windows to the side serving the WC and utility and a door to the front.

The ground floor bay window and porch to the rear would be removed and replaced with a single storey extension measuring 1.05m deep by 6.2m wide with a flat roof of 3m high. There would be a pair of doors to the rear elevation and full height windows.

The roof would be extended by converting the hipped roofs to the east and west sides to gables, finished in tiles to match the existing building. Three rooflights would be added to the north roof slope and one to the rear south and three Cabrio rooflights to the south. The loft room would provide a bedroom and bathroom.

The windows to the enclosed balcony to the rear would be removed to convert into an open balcony retaining the wall surround and flat roof. A new double door would be inserted at first floor to the rear elevation of the master bedroom to provide access to the balcony. The existing access from the side room would be blocked off.

Various changes are proposed to the fenestration including replacement of the ground floor west bay window with doors, removal of a first floor rear window and replacement of leaded light windows throughout.

The height of the boundary wall to the north elevation would be increased from 0.65m high to 1.1m high to the west end. A small section of wall 0.55m wide would be removed to the existing entrance and a new pillar installed to match the existing pillar to the other side of the driveway. The west boundary wall would be increased from 0.65m high to 1.1m high towards the north end and curve up from 0.65m high to 1.8m high to the south end where a new set of Corten gates are proposed to the existing driveway. The south boundary wall would be raised from 0.75m high to 1.85m high. The boundaries would be altered using bricks to match the existing boundary with new planting behind. The existing 2m high wall within the garden, set in from the west boundary would be removed. The hardstanding to the front of the building would be extended within the site.

The application has been significantly amended by omitting the large rear extension and annexe, the rear dormer, Corten bay window surrounds and oversized glazing that were originally proposed and retaining the chimney stacks and existing bays and lowering the height increase to the boundary walls.

Relevant Planning History:

None relevant

Consultations:

Environmental Health - 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.

Reason: To safeguard the residential amenity of the area

- No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate, but not necessarily be restricted to the following matters:

the anticipated number, frequency and types of vehicles used during construction,
the method of access and routing of vehicles during construction,
HGV construction traffic routings shall be designed to minimise journey distance through the Councils Air Quality Management Areas (AQMA's),
the parking of vehicles by site operatives and visitors,
the loading and unloading of plant, materials and waste,
the storage of plant and materials used in construction of the development,
the erection and maintenance of security hoarding,
a commitment to no burning on site,
the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
methods to control dust from the site,
a commitment to following BS5228:Code of Practice for noise and vibration control on construction and open sites,
details of public and neighbour engagement both prior to and during construction works.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction.

Officer response *– This is a householder application for extensions and alterations to an existing residential building. The conditions above are disproportionate to the development proposed and for that reason are not considered necessary for this development.*

Private Sector Housing - No objections on PSH grounds

WSCC Highways - This application seeks the removal of existing garage and erection of extensions to create annexe, conversion of loft with hip to gable extensions, new boundaries, and other alterations. The site is located on Latimer Road, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided comment on this application, dated 03/08/2023, requesting more information in

regards to the proposed access works. The applicant has submitted amended plans and as such the LHA has been reconsulted and can provide the following updated comments:

The proposed access works to the northern boundary have been omitted from the plans. I note that the site is served by an existing access on Anscombe Road, and given that parking provision utilising this access is to be removed, the LHA would request that the existing dropped kerb access be closed off and kerb line be reinstated, to maximize on-street parking provision and make up for the loss in existing parking provision. These works will be subject to a licence obtained through the local Highway Area Office.

Vehicular parking provision would have to be accommodated on-street, following the removal of the garage and hardstanding. The LHA does not anticipate that the resultant parking on-street would lead to a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

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 should be applied:

Vehicle Crossover – Minor Highway Works (Access Closure)
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

Additional information about the licence application process can be found at the following web page: https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-applicationform/

Officer response – *The application has been further amended since these comments, removing the large rear extension, annexe and dormer. It is no longer proposed to remove the garage or access to the west side onto Anscombe Road and therefore the stopping up of this access is not required. The existing access to the north onto Latimer Road would be retained however*

as there does not appear to be a dropped kerb in this location serving the existing access a licence may be required.

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

Officer response *– Following removal of the annexe from the proposal no new connection is required.*

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 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 property is prominently located on a corner plot with the north, west and south elevations clearly visible from the road. The surrounding street scene is varied with two storey detached and semi-detached houses, bungalows and a three storey block of flats opposite the site. Materials, design and form all differ and there is no particular predominant character in the street scene other than brick walls forming the boundaries to most sites.

The single storey extensions proposed to the east side and rear are small in scale and do not dominate or detract from the character of the existing building or appear intrusive in the street scene. These extensions would be finished in materials to match the existing building.

The hip to gable roof extensions to the east and west sides would not appear out of keeping in the street scene or the wider area. Retention of the chimneys ensures that the character of the property is not undermined. The addition of rooflights is consistent with other development in the area and would not detract from the character of the property.

Opening up of the balcony by removing the windows to the side and rear would not greatly alter the appearance of the building or have any adverse impact on visual amenity.

The changes to fenestration would retain the character of the property, keeping the bay window features but replacing leaded lights throughout and modernising the property. The replacement of a bay window with doors would not adversely affect the character of the street scene.

The proposed changes to the boundary walls would retain the predominant characteristics of boundary treatments in the area by using brick and keeping the boundaries lower towards the north-west corner and front of the site with the taller walls enclosing the rear garden only (to the southern end of the west boundary and the south boundary). Existing planting would be retained and new planting added behind the walls to further soften its appearance. The height and appearance of the boundaries proposed is considered acceptable in context with the surrounding street scene and would not detract from the character of the area. The Corten gates to the southernmost point of the west boundary would not appear as an alien or intrusive feature in the street scene but would sit well with the taller brick boundary wall to this end.

The tree close to the boundary wall to the west (Tree 1) would be retained and the small increase in height to this part of the boundary wall would not adversely affect the health of this tree which would continue to contribute to the visual amenities of the area.

The proposal has been significantly amended during consideration of the application and all aspects of the original scheme that were considered to have a negative impact on the character of the property have been removed or amended. The revised scheme is considered to respect the character of the existing building and the wider street scene and would not have any significant adverse impact on the visual amenities of the locality.

Residential Amenity

The most affected neighbours are those to the east side at No.1 Latimer Road and to the rear (south) at No.11 and 12 Anscombe Road.

No.1 has a lean to structure adjacent to the boundary with No.3. The proposed side extension would retain a gap to the boundary and although this would still be in close proximity to the neighbour's lean to, this is not a habitable room and therefore there would be no significant adverse impact on light to these windows. The only windows proposed to the east side are those serving a WC and utility and both windows would be obscure glazed. Given the non-habitable use of these rooms and the addition of obscure glazing, no overlooking or loss of privacy would occur. There are no other openings to the side of No.1 and there would be no adverse impact on amenity as a result of the proposed hip to gable roof extension to this side. The small rear extension is set in well away from the boundary and would not affect these neighbours. There would be no overlooking as a result of the rear rooflights serving the loft room or the change to an open balcony. The changes to boundary walls would not affect these occupiers.

No.11 and 12 are approximately 12m to the south of the application site. The only openings to the side of this building are smaller windows serving non habitable rooms. The proposed rooflights to the south roof slope would not result in overlooking or loss of privacy to these neighbours. The balcony to the rear already exists and opening up the side and rear of this feature would not exacerbate the existing situation in terms of overlooking. The increased height to the south boundary wall would not overshadow any windows to the neighbour's property and would not appear overbearing or oppressive in outlook.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings to east side elevations of extension
5. Obscure glazed/fixed shut windows to east ground floor extension

Informative

1. 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.

2. Vehicle Crossover – Minor Highway Works (Access Closure)
   The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

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

Case Officer: Amanda Haslett Date: 24/11/23

Authorised by: Jo Morin Date: 24.11.2023