Expiry Date - 03/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0888/24 Recommendation – APPROVE

Site: 261 Brighton Road Worthing West Sussex BN11 2HB

Proposal: Enlarged replacement of existing Garage. New Porch and infill front extension. Single storey rear and side extension. Alterations to existing fenestration. New glazed balustrade to existing front terraces. New front rooflight. New gates to front boundary and dropped kerb.

Date of site visit: 30.07.24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey detached dwelling with rooms in the roof space. It has a two storey gable which projects slightly further forward to the western side of the property. The property has a flat roof porch to the frontage which projects forward to the gable. The property has feature balconies to the first and second floors.

At the rear accessed off Ophir Road is a garage set back from the road with pitched roof close to the boundary with 2 Ophir Road and attached to 259 Brighton Road. A flat roof shed is attached in the rear.

The site is situated on Brighton Road which has a mixture of house styles and designs fronting the sea front.

Proposal

The application proposes a single storey front extension projecting forward approx. 1.2m forward of the existing porch. The extension would have a flat roof which over sails slightly. It is also proposed to have new front balustrades to the existing front terraces. New fenestration onto the roof terraces. A new roof light is proposed in the front roof slope and new glazing into the apex of the gable at second floor.

At the rear a single storey rear extension is proposed which is also to the east side. This would project approx. 4.3m in depth and 1.5m to the side.

The application includes a replacement garage and shed which would project forward approx. 2m towards Ophir Road. It would be on a similar line at the

north and would have a flat roof. A garage style door would be provided to the front and the rear. The garage would be approx. 2.5m in height.

The application also proposed new gates and piers to the frontage set back to a height of approx. 1.8m

Relevant Planning History:

None

Consultations:

National Highway

No objection

Environment Agency

No objection

WSCC Highways

This application seeks the erection of a replacement garage, various extensions and alterations, new gates and dropped kerb. The site is located on Brighton Road, an A-classified road subject to a speed restriction of 30 mph.

The applicant proposes to widen the existing dropped kerb on Brighton Road to approximately 6.16m in width. These works would be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer. The proposed gates are set back sufficiently to allow for a car to pull in from the carriageway and wait whilst the gates are in operation.

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 115), 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
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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.
Additional information about the licence application process can be found at the following web page:
http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Representations:

1 letter of representation from 2 Ophir Road

- Potential impact on solar panel to their garage roof
- Overbearing impact of the garage coming forward and loss of light to a lounge window
- Potential conversion of the garage for residential use with the impact of loss of light and privacy
- Potential that the proposed garage could not be built due to close proximity
- The rear extension should not have a terrace above which would cause overlooking
- Loss of trees and impact on biodiversity
- Potential Impact on a fence to the boundary.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 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

Brighton Road in this location comprises primarily detached and semi-detached houses within close proximity of the application side. The properties are a mixture of brick and render with dwellings being of varying design and age.

At the front of the property facing Brighton Road, the proposal involves an extension to the front, replacement terrace glazed balustrades, fenestration changes and additional windows.

The proposed front extension will be set back from the highway and would be of a complementary contemporary design, in character with the modern additions to the property, it would not have an impact on the character of the dwelling or the street scene. Equally fenestration changes would not impact on the character or street scene.

At the front onto Brighton Road gates and piers are proposed set back from the low wall on the frontage. The gates/piers would be approx. 1.8m in height. Walls to properties facing Brighton Road in this vicinity tend to be low at approx. 1.2m, although they vary in height and materials. The neighbouring property to the west has a gate, trellis fencing and hedging close to the front boundary approx. 1.8m in height, the neighbouring property to the east has a slightly higher wall approx. 1.5m in height. Although the proposed gates would introduce a new feature into the character of this part of the Brighton Road, in view of the setback, the retention of a low wall adjacent to the highway and the varied boundary treatments in the vicinity, it is not considered that the gates would have a detrimental impact on the street scene.

At the rear of the property, the proposal involves an extension to the rear, which although 4.3m in depth would still retain good space about the building and would not be out of character with the style of the property or an overdevelopment.

The application also involves a replacement garage and store. The existing garage has a pitched roof, the proposed garage a flat roof. The garage would project forward approx. 2m towards Ophir Road. The garage would still be set behind the garage for 259 Brighton Road which adjoins to the south. Although with a flat roof there are examples of flat roof garages in the vicinity and at approx. 2.5m in height would sit below the adjoining flat roof garages to 259 Brighton Road and 2 Ophir Road.

Materials will be conditioned to match the existing building to ensure they are complementary.

Residential Amenity

The most effected properties are 259 and 263 Brighton Road and 2 Orphir Road

In terms of No 259 Brighton Road this property is situated to the west. The property is set further forward and further back than 261. The proposed front extension would be on the eastern side of 261 well off the boundary with 259, the property would not be impact by this element of the proposal. The fenestration changes and replacement terrace glazing would cause no additional overlooking.

At the rear the proposed single storey rear extension would project beyond No 259, it is however set off the boundary and north-east and as such would not cause detrimental loss of light or visual impact. There are no windows on the west elevation of the proposed extension.

The proposed replacement garage and store would wrap around and adjoin the garage of No 259, notice has been served on this property. The flat roof and additional 2m forward projection would not impact on the amenity of the residents of No 259.

With regards to No 263, this property is situated to the east. This property is on a similar frontage line to 261 (gable front) and set back further at the rear. The proposed front extension would be set approx. 1.5m from the boundary with 263 and the forward projection of No 263 is set off the boundary. There are windows facing west toward the boundary 261. The proposed front extension would have the potential to cause some light loss to these windows however in view of the distance between the windows and the proposed extension and the fact that there are several window existing to 263 which face south it is not considered the extension would cause detrimental loss of light or visual impact. There are no windows proposed in the east elevation facing No 263 of the proposed extension. The fenestration changes and replacement terrace glazing balustrade would cause no additional overlooking.

At the rear the proposed extension would project beyond the rear of 263 by approx. 2m. The extension would however be set off the boundary by approx. 1.59m and No 263 is also set off the boundary. The extension would be west to north west. It is not considered that the extension would cause detrimental loss of light and visual impact. There are no proposed windows in the proposed extension facing east towards No 263.

In terms of No 2 Ophir Road this property is situated to the north at right angles facing Ophir Road. The property is detached with its attached garage closest to the rear boundary of No 261. The occupants have raised objections to the application as set out above.

The occupants are concerned about the height and proximity of the garage in terms of their existing solar panels, loss of light and proximity. Their request for additional elevations is noted but it is considered the submitted elevations are sufficient in order to assess the impact on their property.

The proposed garage is shown on a similar rear/north line to the existing wall of the garage and would maintain this line coming 2m further forward to Ophir Road. The garage would be approx. 2.5m in height with a flat roof. The current garage has a pitched roof. At a height of 2.5m this would be below the solar panels on the pitched roof of No 2 and would be unlikely to cause any additional loss of light. The garage would come forward 2m and although close to the boundary, in view of the existing garage to No 2 closest to the boundary and the fencing and projection of existing structures to 259 and 261 it is not considered that the garage extension would cause detrimental loss of light and visual impact so as to refuse the application. Any construction of the garage beyond the boundary would be a civil matter.

In terms of the use of the garage, there is no indication that this would be used separately, the garage is narrow and has garage doors to the front and rear. The garden is shown as landscaped for the whole property.

There are changes to the rear fenestration at first floor, the middle window is to a stairwell and appears larger than existing. There is no balustrade shown to indicate that the roof of the proposed extension would be used as balcony, and no obvious doors to this roof level, the flat roof also has a proposed roof window. Any balustrade would require additional permissions and consideration.

It is acknowledged that some shrubs may be removed as part of the proposal, the plans for the rear garden appear illustrative and may hopefully involve landscape enhancements.

Flooding and Drainage

The application site lies with flood zone 3, as such a Flood Risk Assessment is required in connection with the application which was submitted.

The application involves an extension and additional bedrooms downstairs. The Environment Agency have not raised any objections. Should a flood occur, the occupants of the ground floor have the ability to move to a higher level, as living rooms for the property are situated on the first floor and part of the same property.

Parking and traffic

The proposal is a domestic extension, it retains several parking spaces to the front and a garage. This is considered acceptable for the property of this size.

The applicant proposes to widen the existing dropped kerb on Brighton Road to approximately 6.16m in width. These works would be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer. The proposed gates are set back sufficiently to allow for a car to pull in from the carriageway and wait whilst the gates are in operation.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No additional windows

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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.

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

Case Officer: Jackie Fox Date: 21.08.24

Authorised by: Louise Prew Date: 30/08/2024