Expiry: 19/12

Development Control – Delegated Officer Report

Application Number:	**Recommendation:**
A) AWDM/1477/23	**A) Grant**
B) AWDM/1478/23	**B) Approve**

Site: **14 Ambrose Place, Worthing**

Proposal: **A) Demolition of existing garage, construction of new garage, internal alterations and installation of new external doors and windows to Grade II.**
B) Application for Listed Building Consent for Demolition of existing garage, construction of new garage, internal alterations and installation of new external doors and windows to Grade II listed building.

Date of site visit: 13/1

Neighbours checked: y

Additional neighbour notifications: Re-notification on revised garage depth, expired 15/12.

Site and Surroundings

This house is on the northern side of Ambrose Place and has a second garden on the opposite side of the road. It is a three storey mid-terrace property with a basement and rooms in the roofspace also. The whole terrace has deep gardens that back on to Richmond Road. The property is a Grade II Listed Georgian building and is located within the Chapel Road Conservation Area. The building is described in its listing as follows:

Ambrose Place (1 to 14 consec)

INCLUDING SECTIONS OF RAILINGS ALONG THE FRONT AMBROSE PLACE 1. 5406

(North Side) Nos 1 to 14 (consec.) including sections of railings along the front TQ 1402 NE 3/23 11.10.49. II GV 2. Between 1814 and 1824. Built by Ambrose Cartright. 3 storeys and basement, with area. 2 windows each. Stuccoed. Cornice and parapet. Wooden balconies with canopy on 1st floor, the balconies supported by 4 slender columns to each house. Nos 6, 12 and 13 retain their original trellised wooden porches which fill the space between the 2 right hand columns in these houses. The II 11- OCT-1949 other doorways which have not been altered have fluted frames and very narrow rectangular fanlights. Apart from the porches, only Nos 1, 2, 6, 7 and 10 to 14 have

their facades more or less as originally built. Nos 3, 5 and 9 have had later iron balconies substituted for the wooden ones. No 4 has had a bay on the 2nd floor and an extra storey added. No 5 lacks a storey, and No 8 has had a later bay added on ground and 1st floor and also a porch. No 14 is quite different from the other houses, being bow fronted with an iron hooded balcony, Doric pilasters above this, arcading to 2nd floor windows, an attic storey with dormer windows behind the parapet, and a porch with Doric columns, but the house is original and not altered. Most of the houses have cast iron railings along the pavement and to either side of the front space and basement areas. All have finials of javelin form, but some are of lighter scale than others. No 1 has light railings along the east only (with a fluted terminal post); No 4 heavy railings to the front and west; No 5 has railings decorated with anthemions etc, to the steps; Nos 5 and 8 have heavy railings to the front; No 8 to the right also; Nos 9 and 10 have light railings to the front and west, and fluted posts at the angles and entrances; No 12 has heavy railings to east and west and fluted angle and entrance posts; No 14 has heavy railings to the front, east (with gap) and west and 4 piers with elliptical caps. Nos 1 to 15 form a group. Listing NGR: TQ1477002823

At the rear and untypical of the road is a single storey garage building set back with a forecourt in front onto Richmond Road. To the west is a two story building with a newsagents at ground floor, No. 27, which backs on to the pavement edge. To the east and also abutting the Richmond Road pavement is a deeper single storey building in use by an accountancy firm, No. 23. Otherwise the rear garden boundaries of these houses onto Richmond Road are enclosed with brick and flint walls some with garage door openings except at No. 7 where there is the single storey Happy Teashop cafe.

Proposal

Planning permission is sought to replace the detached garage. The new garage will abut the back edge of the pavement on Richmond Road. The boundary will be enclosed with a red brick wall with flint panels and a clay coping stone, to reflect the original walls along Richmond Road. The garage will have a pitched and gabled roof with the gables glazed. A rooflight is shown in each side.

In a revision the depth of the garage has increased by 653mm to satisfy the requirements of the Highway Authority. Overall dimensions are 12.76 metres in depth, 5.03 metres in width 2.8 metres high to eaves and 4.7 metres to ridge. It will include a garage and a garden room with wet room between.

Internal alterations are proposed as follows:

<u>Basement:</u>

In the rear off shoot a kitchen is to be converted into a bathroom. The existing bathroom is to be converted into a utility room. Access from the outside is achieved by replacing a window with a door. A door off the main rear wall is to be blocked up and this room becomes a store instead of a bedroom.

Ground Floor

In the rear off shoot a WC and a couple of partitions are to be removed and a boot room created. A window is replace in the side wall.

First Floor

No changes proposed.

Second Floor

The front bedroom door is to be rehung to open outwards. An opening in the central wall is created to give direct access to a dressing room and en-suite bathroom. The bathroom is moved into an existing rear bedroom.

Third Floor

A matching rear dormer is proposed and an existing partition is moved to enlarge the landing area at the head of the stairs.

The two front bedrooms are unaltered other than the installation of wardrobes in place of an 'assumed riser'.

Relevant Planning History:

AWDM/0397/23 - Proposed erection of summer house in front garden south of 14 Ambrose Place involving removal of two trees. Refused

AWDM/1848/22 - Application for Listed Building Consent for proposed demolition of existing garage and construction of new two-storey pitched roof garage building with solar panels and roof lights to the East and West (Side) roof slopes. Proposed internal alterations, installation of new external doors and windows, installation of glass frameless balustrade over light well to the rear and new rear dormer with roof lights to roof slope to Grade II listed dwelling house. Pending

AWDM/1847/22 – Demolition of existing garage and construction of new two-storey pitched roof garage building with solar panels and roof lights to the East and West (Side) roof slopes. Proposed installation of new external doors and windows, installation of glass frameless balustrade over light well to the rear and new rear dormer with roof lights to existing Grade II Listed dwelling house. Pending

AWDM/1072/17 - Listed Building Consent to replace existing first-floor window on rear extension to north elevation with Regency period style window. Approved

AWDM/0708/13 - Refurbishment of balcony and railings to front (Listed Building Consent). Approved

99/0610/LBC - Application for Listed Building Consent for the provision of a handrail on each side of the steps to the front door of the property.

827A/62 – Revised application for double garage including siting, elevations and roof treatment. Granted

827/62 - Erection of double garage in rear garden. Granted.

Consultations:

Conservation Architect: '*No objection in principle. Garage door unsympathetic, alternative should be sought.'*

Worthing Society:

I have now had the opportunity to discuss the plans with our Heritage Team and we consider that the single-storey design of the proposed new garage is an improvement on the previous application which included a two-storey element. The reduced size and mass of the revised design will better complement the neighbouring buildings and will not detract from the north facing elevation of the terrace.

The materials and layout for the proposed garage now appear sensitive to the Listed Building and the street scene. We have noted that the brickwork and flint work is being arranged in panels to match the existing flint panels facing Richmond Road, which is welcome.

There is, in addition, a considerable schedule of proposed internal changes. These include the following:-

- Alterations to the basement floor WC and Kitchen and construction of new WC and Utility room.
- Alteration to Ground Floor Utility Room, WC and formation of a Boot Room.
- Alterations to second floor en suite and dressing room.
- Alterations to third floor bathroom, landing and ceiling.

We note that the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

Therefore, close attention needs to be paid to ensure traditional materials are used. Where repairs or alterations are deemed appropriate the materials used should be and replaced on a 'like for like' basis. This is particularly important for external doors and windows to protect the character of the building and neighbouring listed properties. Given the status of the building we also consider that any internal period features should also be retained.

The Georgian Society: No response

Highways:

'This application is for the demolition of existing garage and construction of a replacement garage building, with various alterations to existing dwelling. The site is located on Ambrose Place, an unclassified road subject to a speed restriction of 20 mph.

From inspection of the plans, the proposed replacement garage will accommodate one car, with a garden room and wet room. Considering this, and the various proposed alterations to the existing dwelling, the

LHA does not anticipate that the proposals would lead to a material intensification of movements to or from the site.

It should be noted that the proposed garage falls slightly short of the minimum internal specifications for garages of 3m x 6m as set out in Manual for Streets (MfS). Therefore, the applicant is advised to enlarge the depth of the garage to 6m, to ensure modern sized cars can be accommodated inside. Notwithstanding this, the LHA acknowledges that the existing garage also did not meet MfS specifications.

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.'

Representations:

One objection summarised as follows:

This blue plaque listed building must be preserved and not altered on a whim.
New doors and windows must not be uPVC.
Internal alterations should not impact on this heritage asset.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM6, DM23, DM24
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Chapel Road Conservation Area Appraisal

Planning Assessment

Principle

Alterations and extensions to dwellings must not result in harm to neighbours. Alterations to listed buildings or within their curtilages will be acceptable in principle subject to satisfying the statutory test of preserving the architectural and historic interest of the Listed Building. Development within a conservation area should preserve or enhance it.

Heritage/Visual Amenity

The loss of the existing garage is not significant as this is not an original garage or important in streetscape terms.

The single storey replacement gabled garage is considered to be a considerable improvement on the current (pending) application for a two storey garage building. Removing the hardstanding area at the front of the existing garage, bringing the

garage forward and reinstating the brick and flint wall at the back edge of the pavement is considered to be a positive addition to the Richmond Road frontage.

However, the garage door proposed is not complementary and could be more sympathetic. As such a condition reserving the final design of the garage door is recommended.

In order to ensure the proposal boundary wall flint work is done to acceptable standard these details are also reserved by condition.

The new rear dormer is designed to match the existing dormer in the mansard roof. It will replace a window in the same position and enlarge the landing area/head height at the top of the stairs.

Other internal alterations are more sympathetic than previously proposed and appear to overcome the Georgian Society's objection to the undetermined 2022 scheme (1848/22). The new external timber doors and windows are also acceptable.

Decking large parts of the rear garden and the addition of a plunge pool close to the back of the new garage will not significantly harm the setting of this building. Replacing the timber balustrade beyond the rear boot room with a frameless glass one is also acceptable.

This scheme will preserve the architectural and historic interest of the Listed Building.

Neighbour Amenity

The proposal will not cause significant harm to any neighbour. Light to a side window in the office building at 23 Richmond Road will be affected but this single storey office also receives light from the front and east side. The extra depth in the revised proposal will not cause any additional harm.

Highways

The depth of the garage has been adjusted to 6m by adding 653mm to the overall depth at the rear. Otherwise the Highway Authority has no objection.

Recommendation

A) GRANT subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. Details of flint work
5. Details of an alternative garage door
6. Garage ancillary to 14 Ambrose Place only

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B) Approve subject to the following conditions

1. Drawing Numbers
2. 3 years
3. Materials as specified
4. Protect LB
5. Damage made good within 3 months

A) and B)

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? Y

Case Officer: MOK Date: 18/12/23

Authorised by: Jo Morin Date: 18.12.2023