Expiry Date - 13/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1364/24 Recommendation – APPROVE

Site: 9 Aldsworth Avenue Worthing West Sussex BN12 4XQ

Proposal: First floor extension over existing garage at the Front of the property and changes to fenestration

Date of site visit: 16/12/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is a detached two-storey house located on the west side of Aldsworth Avenue within a residential area. The property is set-back from the street scene behind a shallow brick wall with vehicle access and relatively deep front garden area which comprises a hardstanding which allows for ample off-street parking provision.

The property comprises predominantly facing brick elevations with blue-shaded features for contrast to the set-back first-floor elevation to the façade, windows and exterior shutters, front entrance door, side lights, and timber post, and the garage door. The roof form combines gables to the front, rear, and side (north) elevations. A single-storey flat roofed garage infills the north-east footprint of the house which creates a terraced area with balustrade to all exposed edges at first-floor level, accessed via the double doors to the first-floor side (north) elevation of the front gable section.

The area is characterised by generous sized detached properties. There is some variation in properties' form and design, with some unique features seen to individual properties.

Proposal

Permission is sought for the construction of a first-floor pitched roof extension directly above the footprint of the garage to the north-east of the house to create an additional bedroom. Elevations would comprise light grey vertical composite cladding and roof tiles and fenestration would match the existing.

The extension would project approximately 3.1m off the first-floor side (north) front gable wall (widening to 3.4m at the front) and would have a length of approximately 4.7m. The extension would have a pitched roof with front gable up to 6.7m to ridge height, shallowing to approximately 5.4m to eaves level. 1No. front facing window is proposed.

At ground-floor level, internal alterations are proposed to create an open plan kitchen/ dining and partially convert the garage into a utility and WC. Alterations to the existing fenestration involves the removal of the rearmost ground-floor side (south) window and the rearmost ground-floor side (north) door, the replacement of the ground-floor side (north) facing window with a door to the garage, and the replacement of the rear ground-floor windows with double doors.

Relevant Planning History:

Planning permission granted at the application property for proposed part single storey/ part first floor extension to north and east elevations and including enlarged porch under AWDM/2272/21, decision issued 23.03.2022. This permission had not been implemented at time of site visit and the lawful time for implementation expires on 23.03.2025.

Planning permission granted at other nearby properties along Aldsworth Avenue for similar development:

- No. 5 under 99/00165/FULL for extension to garage with front porch and first floor bedroom above, decision issued Tue 06 Apr 1999.
- No. 25 under WB/0908/87 for alterations and extension to garage and bedroom over, decision issued 09 Nov 1987.

Consultations:

West Sussex County Council Highways Authority:

*'*This proposal is for a first-floor extension over existing garage at the front of the property and changes to fenestration. The site is located on Aldsworth Avenue, an unclassified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for at least 2 cars.

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.'

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 proposed extension would be readily visible to the street scene by virtue of its siting and projection beyond the main principal elevation of the house, and its vertical cladding finish which would detract from its existing character.

Whilst the existing garage and roof terrace already project forward of the main principal elevation in the position of the proposed first-floor element (by approximately 0.6m) and no additional projection towards the street scene is proposed, the first-floor addition would appear prominent in the context of the existing house. Notwithstanding, it is acknowledged that there are other similar examples of extensions at nearby properties (both No.25 and No.5 Aldsworth Avenue) which have been granted approval by the Council. It is noted that the extension would be subservient and harmonise with the existing layout, form and proportions of the existing house; the ridge of the extension would be constructed some approximately 0.75m under the secondary ridge and 1.25m under the main ridge of house and the eaves would line through with those existing.

Whilst vertical cladding would introduce an alien material in the context of the existing house in an area where traditional materials such as facing brick and tile hanging predominates (the latter of which was the finishing material proposed to the previously approved application at the property under AWDM/2272/21 which has not been implemented), it is not considered to be so harmful to the character of the house or street scene to warrant refusal in view that its appearance would be significantly more appropriate than the originally proposed grey standing seam material and feature cladding is already established along Aldsworth Avenue to the north at other properties (No's 21, 26, 38, 45, and 68 for example). The application property along with

others in the immediate street scene have already been modified to create a more modern aesthetic, mostly through replacement fenestration. Accordingly, the proposal is considered acceptable in view that facing brick would remain the dominant finishing material of the house. A condition to ensure this remains the case by restricting further cladding has been attached to this permission.

There are no visual amenity grounds to resist the proposal.

Residential Amenity

The only affected neighbour would be to the north at No.11; No.7 to the south and those neighbours to the opposite side of the street are well screened/ situated a sufficient distance from the site.

The extension would be relatively closely sited to the boundary with No.11 but would not compromise this neighbours residential amenities; there are no side (south) windows to No. 11's south gable section and the extension is not significantly exceeding No. 11's first-floor set-back elevation which would be the most affected area. The south facing window and glazed door to No. 11's forward projecting single-storey garage element, and the windows at first-floor level in the set-back east elevation and glazed doors in the south elevation of the front gable section would not be materially affected by the proposal. No side windows are proposed in the north elevation of the extension and a condition can be imposed to ensure no further windows are installed here in the interests of protecting privacy.

There are no residential amenity grounds to resist the proposal.

Recommendation

APPROVE
Subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Side (North) Openings
5. No Additional Cladding to Dwelling

Informatives

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.

Expiry Date - 13/01/2025

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

Case Officer:	Jason Albon	Date: 08/01/2025
Authorised by:	Jo Morin	Date: 08.01.2025