Expiry Date - 21/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0396/24 Recommendation – APPROVE

Site: 21 St Botolphs Road Worthing West Sussex BN11 4JS

Proposal: Proposed entrance lobby to rear elevation

Date of site visit: 20/05/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises a characterful detached Edwardian property used as a day nursery 'Pumpkin Patch Nursery' which is located on the corner of St Botolphs Road and Rugby Road. The property has an irregular footprint and is of a large scale, recently augmented through the permitted single-storey classroom extension to rear (west) elevation (under AWDM/1034/23) which had been implemented at time of site visit. The property is enclosed from the public realm for the most-part by a flint and brick wall with close boarding fence panels above appearing to measure approximately 2m in height. Mature trees are also present along the shared boundary line with the public realm.

The building is set back a moderate distance behind a gravel hardstanding and landscaping. To the rear and side (south) of the building is a woodland themed outdoor garden space comprising a woodchip and artificial grass surface and wooden play equipment to create a forest-like environment. The aforementioned recently permitted new classroom to the rear contributes to this setting. An area to the south-west footprint of the building has been enclosed with wooden boarding which is understood to have formerly been a raised and covered decking area before being damaged by a falling tree.

St Botolphs Road comprises a predominantly residential area. Buildings vary in terms of size, design, layout, and spacing between adjacent buildings.

The site is not in a conservation area, is not listed and there are no protected trees on the site.

Proposal

Permission is sought for a single-storey rear extension to create an entrance lobby. The extension would project aligned with the side (south) elevation of the existing building and would comprise matching render elevations, a matching tiled mono-pitched roof with roof light, and a rear access/ exit door.

The extension would measure approximately 3.95m deep, 3.45m wide, and 3.65m to maximum height, shallowing to 2.9m.

Relevant Planning History:

Previous approvals for extensions and alterations to the application building:

- Proposed single-storey classroom extension to rear (West) elevation under AWDM/1034/23, decision issued 25 Oct 2023.

- Proposed two storey side extension to existing nursery school under 08/0277/FULL, decision issued 07 May 2008.

- Erection of a single storey extension to north and west elevations with the provision of 2 no. additional car parking spaces under 06/0328/FULL, decision issued 12 Jul 2006.

- Provision of a conservatory to south elevation under 93/05715/FULL, decision issued 07 Jul 1993.

Consultations: None.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
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 commercial nursery buildings within the built-up area. The considerations of this application are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposal as originally submitted represented an unsympathetic form of development by virtue of its stark contrast with the host building (cladding elevations and flat roof) and its layout which lacked harmony with the host building. This design approach was deemed acceptable for the single-storey classroom extension recently approved under AWDM/1034/23 in view that it is

sited in the rear garden setting, where-as, the extension the subject of this application would take up a prominent position in the context of the building and street scene and would appear incongruous.

Following discussions with the applicant, it was agreed that amendments be made to address these concerns; the proposal as revised would respect the layout and character of the existing building by aligning with the existing side (south) elevation and matching the form and finishes of the host building. Subsequently, there would be no adverse impact on the street scene, nor the character of the building and surrounding area.

The proposal is considered acceptable on visual amenity grounds.

Residential Amenity

The proposed extension would have no impact on residential amenity by virtue of its siting a sufficient distance from surrounding residential properties behind tall boundary fences and trees.

The new structure will be used as a lobby entrance and the applicant has confirmed that nursery places are not proposed to change. Thus, there is no anticipation of intensification or additional noise and disturbance at the property as a result of the proposal.

There are no residential amenity grounds to resist the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: Jason Albon Date: 12/06/2024

Expiry Date - 21/06/2024

Authorised by: Jo Morin Date: 21.06.2024