Expiry Date - 17/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1627/23 Recommendation – APPROVE

Site: 11 Ainsdale Close Worthing West Sussex BN13 2QX

Proposal: Single storey side/rear extension and part conversion of existing detached garage to create habitable accommodation

Date of site visit: 21/12/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is situated on the westerly side of Ainsdale Close within a residential area of Worthing. The property is a semi-detached bungalow comprising predominantly facing brick elevations, an interlocking tiled gable roof, and white UPVC openings. The property is set back from the public realm a relatively short distance behind a shallow wall and vehicle access. The plot size of the property is modest, with the front garden space actually being larger than the space to the rear. A block paving driveway extends from the public realm alongside the southerly side of the bungalow and leads to the property's detached garage, located behind the rear building line of the bungalow connected via an access gate. The garage comprises a white counterweight door, a side (northerly) facing white UPVC door and window, facing brick elevations, and a felt flat roof with parapet to front. The garage abuts the shared boundary with the adjacent neighbour to the southerly No. 10 Ainsdale Close. This neighbours property is at an oblique angle and also exhibits a similar sized garage abutting the shared boundary, of which is situated forward of the application property's and closer to the street scene. To the opposite side, the attached neighbour No. 12 Ainsdale Road appears to be a mirrored copy of the application property and exhibits a modest sized rear extension which projects alongside the shared boundary and appears to have been achieved under permitted development rights.

The application property reflects the prevailing character of properties along Ainsdale Close, of which comprises of modest scale detached/ semi-detached bungalows with some appearing to have achieved extensions/ alterations to their roofs and/ or garages. Garages are predominantly set back from the principal front of the property but there is no distinct rhythm of garage placement.

Proposal:

Permission is sought for a garage conversion along with an extension to the front and side of the garage to adjoin the bungalow. The conversion and extension would create a lobby, dining room, utility, and a storage to the rear which would be accessed separately. The extensions would comprise matching facing brick elevations and white UPVC openings, and a high performance felt or composite GRP flat roof.

The footprint of the garage would be retained. The extensions would adjoin the garage by way of a 1.8m projection from the kitchen to the rear elevation (2.2m side of the garage) and a 2.7m projection from the kitchen to the side elevation (2.25m forward of the garage). The converted garage and extensions would have a consistent flat roof height of 2.8m. The existing side door to the garage would remain to serve the storage, while the existing window would be replaced with double doors. The counterweight door to front would be replaced with a front window and door. A side door and rear window is proposed to the element of the extension to serve as a lobby.

Relevant Planning History: None.

Consultations:

WSCC Highways Authority:

This application is for the erection of a single-storey side and rear extension and part conversion of existing garage to habitable accommodation. The site is located on Ainsdale Close, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. The proposed works are not anticipated to give rise to a material intensification of movements to or from the site. A single-bay garage will be lost as part of the proposals. However, an existing driveway with provision for at least two cars is to be retained, and this is considered suitable for a dwelling of this size and location.

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.

Environment and Public Health:

The EPH Officer advised that 2 conditions be applied to this permission in relation to hours of construction or demolition and contaminated land (condition 5).

Officer Comment – it is not the Council’s standard practice to impose restrictions on construction hours on householder development, which is

considered unduly onerous. The pre-cautionary condition is considered adequate regarding the potential for contamination.

Representations: None received.

Relevant Planning Policies and Guidance
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 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 development would pose a noticeable alteration to the street scene by virtue of the side extension forward of the garage. Notwithstanding, it would reasonably respect the existing character and layout of the existing bungalow and would largely replace views of the existing garage, reflecting its form, height, and materials. Although the works would involve extending forward of the garage and closer to the street scene, it would not result in material harm given that it would still be situated a significant distance from the street scene and behind No. 10's garage and the principal front elevation of the bungalow. The extension would be subservient to the bungalow and would not dominate views. Thus, it is considered that the proposed development would not have a detrimental impact on visual amenity.

Residential Amenity

The proposed development would involve extending forward of the existing garage to occupy the driveway space between the application property's side (southerly) elevation and No. 10's garage and would not exceed the front building line of No. 10's garage nor encroach on this neighbours land. The roof height would slightly exceed that of No. 10's garage but this would be marginal and would not give rise to material harm to this neighbour.

The proposed development would not result in material impact to the attached neighbour No. 12 owing to the modest projection taking place to the opposite side of the rear elevation. In any event, the rear projection of No. 12 projects at a greater depth along the shared boundary and the scale of the proposed development is considered acceptable when read within the context of the site.

The proposed development would not materially impact the residential amenities of the properties to the rear (westerly) of the plot that reside easterly of Crosby Close owing to the separation distance behind a public footpath and rear gardens, the oblique angle of these properties, and the modest proportions of the development; the most prominent feature would continue to be the rear of the garage which would differ only by way of a marginal height increase.

The proposed openings would not give rise to unneighbourly overlooking owing to their positioning on elevations where they are already established and/ or their orientation and distance from neighbouring amenity.

The proposal is acceptable on residential amenity grounds.

Other

In view of WSCC Highways Authority comments, the proposal is not anticipated to give rise to concern in relation to highways safety. There are no highways grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings Side Wall
5. Precautionary Contaminated Land
6. Ancillary to Main Dwelling

Informatives:-

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: 11.01.2024

Authorised by: Jo Morin Date: 15.01.2024