Expiry Date - 05/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0975/23 Recommendation – APPROVE

Site: 4 Weald Place Worthing West Sussex BN13 2FA

Proposal: Proposed single storey extension and partial conversion of garage into habitable accommodation.

Date of site visit: 14/12/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is located to the west side of Weald Place, a cul-de-sac that connects to the rear of Raglan Avenue. Weald Place comprises a relatively new housing estate of 10No. (6No. detached and 4No. semi-detached) two-storey households (with the exception of No. 7 to the north-west plot which is single-storey) in a square-shaped estate, built pursuant to the original permission AWDM/1522/16 and constructed circa 2017.

The application property occupies the south-west plot and comprises a detached two-storey house with facing brick elevations, a plain grey concrete tiled combination roof which is predominantly hipped, and white UPVC openings. The façade of the property is separated into 3 interconnected tiers, the most prominent of which is the gable face to the southerly side which features a mono-pitched box style bay window to ground-floor. The mid-section is where the front access door is located under a pitched roof open porch, and set further back to the northerly side is an integral garage under a pitched roof dormer to first-floor. To the rear elevation, the garage aspect is set approximately 0.4m behind the rest of the house. There is a uniformity in the character and appearance of properties within the estate, they do however differ in terms of scale and proportion, orientation, and plot size; the application property benefits from a comparatively larger plot size and rear garden owing to its situation on a corner plot.

The only adjacent neighbour is No. 5 Weald Place to the north whose spaced a short distance. Beyond the south side boundary is parking provision for the flats belonging to Highdown Court and to the rear (west) is The Gateway day centre.

Proposal:

Permission is sought to create an additional living area by part converting the garage together with constructing a single-storey rear extension which would project off the garage to the northerly side of the rear elevation. The extension would project approximately 2.6m to the southerly side and 3m to the northerly side by virtue of the aforementioned set back of the garage, have a width of 3.6m, and flat roof height of 3m. Patio doors are proposed to the rear and a large fixed window to the side (south) face which would measure approximately 2.25m long and 1.95m wide. An obscure glazed garage door is proposed to the side (north) which would open onto the narrow alleyway between the property and No. 5. Materials would comprise matching facing brick for elevations, an EDPM flat roof, and matching white UPVC openings.

Representations: None received.

Consultations: None.

Relevant Planning History:

Permission granted for the construction of 10 dwellings (9 no. three bedroom and 1 no. four bedroom) with associated access from Raglan Avenue under AWDM/1522/16, decision issued 22 Dec 2016. Permissions subsequent to this: AWDM/0386/17 (Non-Material Amendment) and AWDM/1009/17 (Removal of Condition).

Condition No. 7 of AWDM/1522/16 stipulates that 'The garage building(s) shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: *To ensure adequate off-street provision of parking in the interests of amenity and highway safety.'*

This condition forms the reason why the proposal does not benefit from Permitted Development Rights.

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, including those in new build housing estates where previously imposed restrictions are in place. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed extension would not be visible to the street scene by virtue of its situation to the rear of the property and behind the tightly grained properties that reside to the west side of the road. Moreover, the front door to the garage would be retained so there would be no loss of character in this respect. Whilst the proposal constitutes a precedent for extensions/ alterations to a property within an estate which up to this date has retained its original integrity, it is considered that it would not be so harmful to justify refusal in view of the matching materials proposed and the sympathetic scale and proportions which would pose no detrimental impact to the character of the property nor the surrounding area. The applicant would continue to enjoy a reasonably sized garden. The proposal is acceptable on visual amenity grounds.

Residential Amenity

The only affected neighbour would be to the north at No. 5.

Whilst the property is spaced tightly to No. 5, the existing gap (980mm) to this neighbour would not be compromised and the extension would only project a modest 3m and 2.6m in excess of this neighbour's rear building line. The most affected opening to No. 5 would be the obscure glazed garage door to the rear which serves a non-habitable room, the other openings located to this neighbour's ground-floor rear elevation are to the opposite side of the house and at a distance considered to sufficiently overcome any impact. In any event, the proposal is considered modest and would usually benefit from permitted development rights in other circumstances. The extension would be visible from the north facing windows to some of the flats belonging to Highdown Court to the south and the large side (south) window of the extension would outlook these properties, however, these are located a considerable distance from the site for there to be any material impact on outlook. The only other opening proposed would face into the applicant own garden to the rear, thus, no unneighbourly overlooking would occur.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Side (North) Openings to Extension
5. Obscure Glazed Door to Side (north) of Existing House

Informatives:-

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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: 04.01.2024

Authorised by: Jo Morin Date: 05.01.2024