Expiry Date - 30/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1680/23 **Recommendation – APPROVE**

Site: **61 Newtimber Avenue Worthing West Sussex BN12 6NF**

Proposal: **Single storey side extension with pitched roof to provide self-contained annexe accommodation for a relative**

Date of site visit: 20/12/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south of Newtimber Avenue within a residential area of Worthing. The property comprises of a detached bungalow with brick elevations and a tiled pitched roof. The property is positioned at an angle to the road with its side elevation facing Newtimber Avenue. There is a gravel parking area to the front and side and garden enclosed by hedging to the rear.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a single storey side extension to form an annexe.

The extension would measure 3.9m wide x 6.61m deep with a pitched roof matching the eaves height of the existing building but slightly lower at ridge height. The extension would be set back from the front of the existing building by 0.575m and be finished in brick and tiles to match the existing building.

Internally the accommodation would provide a bedroom with window to the front and a living/kitchen space with bi-fold doors to the rear. A new bathroom would be created within the existing building accessible from the proposed annexe and main house.

A new decked area would be installed to the rear, with a path and gate to the side.

The application has been amended to reduce the width of the extension and to set it back further from the front of the house.

Relevant Planning History:

Expiry Date - 30/01/2024

01/00661/FULL - Retrospective application for the erection of close boarded fencing to the side and rear, a pergola and a shed - Approved

Consultations:

WSCC Highways - This application seeks the erection of a single-storey side extension to provide a self-contained annexe. The site is located on Newtimber Avenue, an unclassified road subject to a speed restriction of 30 mph.

The proposed development is not anticipated to give rise to a material intensification of movements to or from the site. In addition, off-street parking provision for approximately two cars is to be retained, and this is considered sufficient 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 115), and that there are no transport grounds to resist the proposal.

WSP - We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for a single storey side extension with pitched roof to provide self-contained annexe accommodation for a relative. Following a review of the submitted information, we would recommend the approval of the application with the following informative attached.

Informative: *We have identified the site is adjacent to a surface water flow path, therefore appropriate flood resistance and resilience measures should be considered within the development. A minimum of 150mm freeboard between the finished floor level and external ground levels is recommended. All ground levels should be sloping away from vulnerable areas such as doorways or essential infrastructure such as pumping or electrical sub stations. If any parts of the development cannot be accessed during a flood event e.g. the road adjacent to the site, the applicant should consider creating an emergency plan to ensure safe access and egress routes. Water resilient design could also be used in the buildings e.g. raised electrical sockets and air bricks.*
Reason
To prevent flooding in accordance with National Planning Policy Framework paragraphs 165-175 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Southern Water - Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

Environmental Health – Recommend hours of construction condition.

Officer response: This condition is not necessary for a householder application, for an extension.

Private Sector Housing - The property has a GIA of only 28 sq.m and so does not meet national technical space standards. Robust planning conditions are required to restrict the annex from being occupied as a dwelling independent to the main building

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

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 immediate area has a distinct character consisting of detached bungalows in rows of three positioned away from the road with the side elevation facing Newtimber Avenue. The bungalows are of similar design, form and scale with open gardens to the frontage. The building line varies, loosely following the curve of the road but with a different set back to each property, the application site having one of the deeper setbacks.

The side elevation where the extension is proposed is clearly visible from the road to the east across the open frontage of the site. Views are also possible from the west but are partly obscured by the tall hedging enclosing the rear garden of the site. The proposed extension has been amended to reduce the width and provide a deeper set back from the front of the building. These amendments together with the slightly lower ridge height ensure that the extension would be subsidiary in both form and scale. Sufficient spacing would remain between the pavement edge and the side of the extension to avoid the extension appearing cramped.

The proposed extension of the design, form and scale proposed, finished in matching materials to the existing building would not appear dominant or intrusive in the street scene or have any adverse impact on the visual amenities of the locality.

Residential Amenity

The extension would be to the north side of the building which faces on to the road. The neighbour closest to the extension is No.63, located to the west with its side boundary adjoining the rear boundary of the application site. A gap of about 9.5m would remain between the rear of the proposed extension and the west boundary. This boundary is heavily screened by mature hedging to both the applicants' and neighbours gardens and would not appear overbearing or obtrusive to the neighbour. There would be no overshadowing or loss of light to the neighbour's property as a result of an extension in this position. The openings to the rear are at ground floor level and would not result in any overlooking or loss of privacy.

The use of the extension as an annexe would not lead to a significant intensification of use as this would be ancillary to the main dwelling, accommodating a dependent relative. Conditions would be applied to prevent the annexe being used as a separate dwelling. There would be no increase in noise and disturbance as a result of this application.

Use of the Annexe

The annexe is to be used for purposes ancillary to the occupation of the main house to accommodate a dependant relative. The layout of the annexe relies on using the bathroom located within the footprint of the existing building and could not therefore be occupied as a separate unit of accommodation. However, due to a separate access being provided to the rear, a condition is considered necessary to maintain the internal connecting door between the main accommodation and the annexe to ensure that it is occupied as an ancillary annexe only. The extension is considered to meet the requirements of an ancillary annexe.

Parking

The extension would remove some of the parking currently used to the side of the building however there is still sufficient space to the front of the property on the existing driveway and there would be no adverse impact on highway safety in the locality.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Annexe ancillary use only
5. Maintain connecting internal door at all times

Informative

1. 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.

2. We have identified the site is adjacent to a surface water flow path, therefore appropriate flood resistance and resilience measures should be considered within the development. A minimum of 150mm freeboard between the finished floor level and external ground levels is recommended. All ground levels should be sloping away from vulnerable areas such as doorways or essential infrastructure such as pumping or electrical sub stations. If any parts of the development cannot be accessed during a flood event e.g. the road adjacent to the site, the applicant should consider creating an emergency plan to ensure safe access and egress routes. Water resilient design could also be used in the buildings e.g. raised electrical sockets and air bricks.

   Reason - To prevent flooding in accordance with National Planning Policy Framework paragraphs 165-175 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

3. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk

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

Case Officer: Amanda Haslett Date: 30/01/24

Authorised by: Jo Morin Date: 30.01.2024