Expiry Date - 13/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1398/24 Recommendation – APPROVE

Site: 37 The Quadrant Worthing West Sussex BN12 6HE

Proposal: Partial demolition of garden store and disused WC and construction of single-storey side extension to contain a WC and lobby.

Date of site visit: 16/12/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the south side of The Quadrant within a residential area immediately north of the railway track between Durrington-on-Sea railway station and Goring-by-Sea railway station. To the south of the railway track are warehouses within Holm Oak Business Park adjacent a wider industrial estate (Goring Business Park). The property comprises an end-of-terrace two-storey house with facing brick elevations, a plain tiled gable roof, and white UPVC fenestration. The terraced houses create an inverted L-shape which corresponds with the curvature of the highways and have a set-back position in the context of the street scene. The terraced houses are situated behind hard landscaping which is being used to park vehicles, and a short distance behind properties' private open front gardens.

The application property itself exhibits an approximately 1.8m high access gate which projects from the side wall flush with the principal elevation of the house and connects to a modest sized (approximately 2.4m high) outbuilding, which is understood to be used as a store and disused WC. The outbuilding is paired with the adjacent neighbour's to the west No. 39 The Quadrant, whose respective outbuilding is situated within their rear garden by virtue of the staggered building lines of the properties.

Between the outbuilding and house and beyond the gate is a pathway which leads to a moderate sized rear garden space comprising hard landscaping to the front and grass extending to the rear.

The property reflects the prevailing character of the street scene in terms of property type, built form, scale, and plot size.

Proposal

Permission is sought to partly demolish the existing outbuilding and construct a flat roofed single-storey side extension to comprise matching brickwork and matching white UPVC fenestration to the front, side (south), and rear. The extension would create a WC and lobby area.

The extension would project approximately 1200mm off the side elevation and align with the rear building line of the house. It would measure approximately 4175mm long and 2500mm high.

The gate along with the front of the outbuilding would be retained with the latter used as a smaller storage unit. The remainder of the outbuilding would be demolished to accommodate the extension. New paving is to be laid to the full extent of the side passage and to surround the extension.

Relevant Planning History: None.

Consultations: None undertaken.

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)
DM1 (Housing Mix)
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 and Residential Amenity

The extension would be set-back some approximately 2.8m from the principal elevation of the house and a significant distance from the street scene. It would be of modest proportions and well screened by virtue of the set-back position of this row of terraced houses and the retention of the front of the outbuilding which is only some approximately 0.1m lesser in height than the extension.

The amenities of adjacent neighbours would not be compromised owing to the extensions modest proportions coupled with its siting and relationship with neighbours.

The agent for the application has indicated that, following the approval of the planning application, a party wall notice will be served to No. 39 and discussions in relation to the proposed works will take place prior to the partial demolition of the outbuilding, which is paired with No. 39's. Further, it has been advised that the works schedule will allow for maintaining the existing wall that divides the two outbuilding and the making good to the roof of the neighbouring property, providing fascia boards and gutters as necessary. In addition, the wall would be rendered and painted to ensure that it is weather protected. An informative has been attached to this permission to this end.

Significant weight is applied to the nature of this application which seeks to adapt the property to meet the specific needs of the occupant(s).

In view of the above, it is considered that the proposal would be acceptable on visual and residential amenity grounds.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials

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.

2. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at:

   https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

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

Case Officer: Jason Albon Date: 07/01/2025

Authorised by: Jo Morin Date: 08.01.2025