Expiry Date – 01/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1675/23 **Recommendation – APPROVE**

Site: **Garage Block South Of 29 Broadwater Way, Worthing, West Sussex**

Proposal: **Increase height of garages at the rear to provide a flat felt roof**

Date of site visit: 21 March 2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the western side of Broadwater Way. The site contains a row of nine brick built garages. The site and the properties to the west fall within the Broadwater town centre.

The site is not within a conservation area and does not contain a listed building or structure.

Proposal

The proposal is to increase the height of nine existing garages at the rear to change the roof from pitched to flat. Felt will be used for the roof covering.

Relevant Planning History:

07/1420/FULL | Demolition of 9 no. garages and construction of 3 x 2 bedroom houses with parking spaces. Withdrawn 7 December 2007

95/05091/OUT | LAND ADJACENT 29 BROADWATER WAY WORTHING WEST SUSSEX OUTLINE APPLICATION FOR THE CONSTRUCTION OF A TWO-STOREY BLOCK OF 2 X TWO BEDROOM FLATS WITH GARAGES AND CAR PARKING. Permitted 24 May 2995

Consultations:
NA

Representations:

None received

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2023)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to extensions and alterations to buildings within the built-up area subject to assessment of other material considerations.

Visual Amenity

The proposal relates to a row of 9 garages off Broadwater Way with pitched roofs. The proposal is to increase the height at the rear by about 87 centimetres so that the garages would have a flat roof, made of felt. The two side walls of the garages currently hide the pitch to the rear so there would be minimal impact on the streetscene. Felt is a common roof material and appropriate for the area. Overall, the scale of the proposal and materials are appropriate and would not have an adverse impact on the character of the area.

Residential Amenity

The development is to the rear of properties 6-12 Broadwater Street West. The ground floors of these units are in commercial use. It appears as if the first floors of nos. 6 and 12 are in residential use. It is not clear whether these properties have access to the rear gardens. A number of mature trees are located in the gardens which will result in some overshadowing to these gardens already. While it is noted that the garage wall is adjacent to the rear of these gardens, the proposed increase in height of approx. 87 centimetres, is not considered to result in an adverse loss of light or increase sense of enclosure that would be to the detriment of any nearby residents.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials to match

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: Louise Prew Date: 03/04/2024

Authorised by: Gary Peck Date: 3 April 2024