Expiry Date - 07/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0662/23 **Recommendation – APPROVE**

Site: **21 Highdown Avenue Worthing West Sussex BN13 1PU**

Proposal: **Single storey garden building to be used as a home office.**

Date of site visit: 21/06/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Highdown Avenue within a residential area of Worthing. The property comprises of a two-storey, end-of-terrace house with tile hung and rendered elevations and a pitched roof. The property is occupied as two flats and the application relates to the ground floor flat. The building is set back from the road behind a low wall, small front garden and a driveway to the side. There are two garages to the rear of the building which are not within the applicant's ownership. The rear garden (excluding the garages) is used only by the applicants.

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 garden building for use as a home office. The building would be located within the rear garden, behind the garages and set in 0.4m from the west boundary and 3m from the east boundary. The garden building would measure 5.2m wide by 3.7m deep with a monopitch overhanging roof of 2.5m high. There would be bi-fold doors to the rear elevation and a small window to the east side and roof light above. The building would be finished in redwood timber cladding. Internally there would be a small store room to one side of the main floor space.

The application has been amended to remove the bathroom originally shown on the plans.

Relevant Planning History:

None relevant

Consultations:

None required

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Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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 proposed garden building is located within the rear garden of the property and behind a double garage and would not be visible from the road or in any public views.

The building is relatively large in scale but would retain sufficient garden space for the property. The appearance of the building with redwood cladding would provide a high quality finish and would not detract from the character of the property.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The only property affected by the proposed garden building is to the west at No.23. The proposed building would be adjacent to the boundary with this property to the side of their garden. There is a high wall and trees and shrubs to this boundary and the proposed building would be well screened from the neighbour's garden. The building would not result in overshadowing or have an overbearing impact on the neighbour. There would be no overlooking or loss of privacy as a result of a home office in this location. Use as a home office would be ancillary to the use of the main dwelling and would not increase noise or disturbance to neighbours.

The building would be set in away from the east and rear (south) boundaries of the site and there would be no adverse impact on the adjacent occupiers.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this proposal.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Ancillary use

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: Amanda Haslett Date: 30/06/23

Authorised by: Gary Peck Date: 30 June 2023