Expiry Date - 01/10/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/1027/24 Recommendation – APPROVE**

**Site: Red Balloon 52 - 54 Windsor Road Worthing West Sussex**

**Proposal: Proposed outbuilding within the rear garden of 52-54 Windsor Road**

**Date of site visit:** 01/10/2024

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

This application relates to the rear garden of a converted terrace property on the eastern side of Windsor Road. The site comprises two adjoining properties that have been converted into an educational centre called 'Red Balloon'. The buildings are located within large plots with spacious rear gardens. Within the rear garden of the buildings there is a small shed within a walled garden with no access from the alley way to the rear. The neighbour to the north has a large shed to the rear which is a common feature within the locality with a number of properties having these.

Within the existing rear garden there is a shed and bike store. These are to be removed to make way for the proposal. The bike store will be moved to the south of the site and the new outbuilding.

The north boundaries of the site are walled to 1.5m and there is a 1.8m fence and a large level of foliage that screens the garden from the neighbouring properties to the rear. The site is not located within a conservation area and the building is not listed. There are no protected trees on site.

**Proposal**

Permission is sought to introduce an outbuilding to the rear of the application site. The proposed development will have a footprint of 7.6m by 3.294m. The west elevation will host a set of French doors and large levels of glazing facing onto the garden of the host. On the side elevations there will be no further windows. The building will be clad in timber with metal detailing.

**Relevant Planning History:**
AWDM/2108/21 – Windsor Rest Home 52 – 54 Windsor Road: Change of use from care home to Red Balloon learner centre (educational and therapeutic centre for young people aged between 10 and 17 years old). Application to Vary Condition 4 of AWDM/1474/21 The permitted use shall only operate between the hours of 8 am to 5 pm Monday to Friday and shall be closed at

all other times including public holidays except for the following specific times and activities; Two evenings per week for staff meetings to 6.00pm (adults only on the premises). Two evenings each school term for Governors' meetings to 8.00pm (adults only on the premises). One evening each school term for a Parents' Evening to 8.00pm (adults only on the premises). One evening each school term for a student presentation/drama/art exhibition to 8.00pm. One evening/weekend a year for a fundraising activity - to 9.00pm. Application Permitted 12/01/2022.

**Consultations:**
None

**Representations:**
None received.

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM18, DM20
National Planning Policy Framework (2023)
National Planning Practice Guidance

**Planning Assessment**

***Principle of development***

The justification provided within the application is considered to comply with the key requirements for an outbuilding as set out in Policy DM5 of the Worthing Local Plan. There is therefore no objection in principle subject to assessment of other material considerations as set out below.

***Visual Amenity***

The outbuilding is located to the rear of the site with no views available from within the public realm. This is due to the scale and location of the proposal.

The scale of the footprint isn't of a scale that would result in the dominance of the amenity space. With the outbuilding being subservient in scale it allows for a majority of the amenity space to be retained and over 50% of the plot size around the property to remain undeveloped.

The location of the outbuilding means that there will be limited views available from within the public realm. Therefore, the new materials will not result in an impact that is detrimental to the area. The timber cladding is considered harmonious to the residential area.

***Residential Amenity***

The properties which are most likely to be affected are those directly adjoining the site. In this instance it is the properties to the north and south.

The property to the north will be impacted the most. This is due to the outbuilding being located closest to their boundary. The proposal is due to be located 1m from boundary which is considered to reduce the impact in terms of overshadowing and overbearing on the neighbouring properties to an acceptable level. This site also already has its own outbuilding.

To the south of the outbuilding, it is proposed that there will be cycle storage retained from the existing location to the north of the site. There will be a large separation from the neighbour to the south from any new development. This separation is considered to allow the development to not overshadow or overbear. The cycle storage is not going to dominate the boundary due to the scale, design and separation and as such is considered acceptable.

To the east of the proposal the application site has an alley way which separates the rear boundary with that of the neighbour. This help to ensure that there is not an unacceptable impact from the development on those to the rear. As such it is considered that there will not be an unacceptable impact on these neighbours.

**Biodiversity net gain and trees**
Due to the scale of the footprint the proposed outbuilding is not considered to trigger the requirements for BNG. This is due to the total scale of the footprint being below that of 25sqm. The bushes that will be removed as part of the proposal are not protected and due to the minor scale, they are not considered to be detrimental to the application.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard Time Limit
3. Materials as specified
4. Ancillary to Host building

**Informative**

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: Finlay Gardner Date: 30/09/2024

Authorised by: Louise Prew Date: 30/09/2024