Expiry Date - 13/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1387/24 Recommendation – APPROVE

Site: 1 Bellview Road Worthing West Sussex BN13 1EY

Proposal: Demolish garage and construct a single storey bedroom and shower room extension at side and a conservatory at rear.

Date of site visit: 09/12/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is situated on the westerly side of Bellview Road within a residential area. The property is a semi-detached two-storey house comprising predominantly pebbledash elevations with brick plinth and tile hanging features to the façade, a plain tiled hipped roof with front protruding gable section, and white UPVC fenestration. The property is set back from the public realm a good distance behind a moderate sized brick detailed wall and piers with an access gate and pathway which leads to the main entrance door to the south side and a vehicle access which leads to a hardstanding and the property's detached garage to the north side.

The garage, which is understood to be used as storage, is at an oblique angle to the dwelling and comprises a plain tiled crown roof with facing brick and a counterweight door to façade with smooth render to the remaining elevations along with a side (south) and rear window. It is connected to the dwelling via an access gate and wall/ fence which encloses the rear garden space. The footprint of the garage is angled such that it allows for a paved side passage between itself and the dwelling which leads to the rear garden space. The garden is of a moderate size and tapers towards the rear. It comprises a patio area to the front and rear with a grass area including some trees and shrubberies abutting the adjacent boundaries wedged between.

The property is at an oblique angle to the highways, facing the junction with Terringes Avenue. The original build of the attached property No. 2 Terringes Avenue appears to be a mirrored copy of the original build of the application property and shares the same orientation with a similar plot shape and size. No. 2 Terringes Avenue exhibits a side extension. To the opposite side, No. 3 Bellview Road is at an oblique angle and, alike with all of the other properties along Bellview Road, directly fronts the Bellview Road. No. 3 Bellview Road is separated a good distance from the application property and has a paired garage at the shared boundary which has been extended to project at a comparatively greater depth into their respective rear garden.

The character of the application property reflects those in the immediate vicinity although there is generally diversity in the form, scale, and design of properties within the wider locality.

The northern edge of West Tarring Conservation Area is located to the opposite side of Terringes Avenue, directly opposite the aforementioned junction. The property is not a Listed Building, and there are no protected trees on site.

Proposal:

Permission is sought to demolish the detached garage and construct a tandem single-storey side extension and rear conservatory. The extension would create an additional bedroom and bathroom facility including a hallway for access into the newly constructed conservatory. The side extension would comprise a crown roof to front and side along with matching materials to elevations and fenestration, and the conservatory would comprise glazing to upper elevation and smooth render to lower. A front window and 2No. side window are proposed to the extension and the conservatory allows for a 180 degree outlook to the rear.

Part of the front wall of the garage would be retained at a lowered height along with a new gate and wall connected to the side of the extension measuring approximately 2.2m which would enclose the rear garden space.

The proposal includes the widening of the vehicle access (by approximately 1.7m) by way of partly demolishing the front boundary brick wall and replacing/ extending the hardstanding to provide an additional off-street parking space at the property. The brick pier would be repositioned to the end of the new extent of the front wall.

Relevant Planning History:

Planning permission granted at the application property for conservatory and ground floor shower room under 05/0003/FULL, decision issued Fri 18 Feb 2005 (not implemented) and erection of garage at side under WB/1169/77, decision issued 11 January 1978.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance
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)

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 Amenity

Only the front and side (north) profile of the side extension would be visible to the street scene. It is considered that the extension would represent a subservient addition to the existing dwelling by virtue of its scale and set-back position from the principal elevation (by approximately 1.5m). Moreover, it would sympathise with the existing character of the dwelling by way of the roof form, proportions, and the matching materials used for elevations and fenestration. It would not appear intrusive within the street scene and would have a negligible impact on the nearby Conservation Area.

Whilst the works to the front of the property in respect to the front boundary wall and driveway appear to be achievable under permitted development, this would nevertheless not give rise to an unacceptable impact on visual amenity.

The proposal is considered acceptable on visual amenity grounds.

Residential Amenity

There would be no residential amenity concerns associated with the proposed development given its relationship with surrounding neighbours; No. 3 Bellview Road would be completely screened from the development owing to the extent of their garage which abuts the shared boundary and No. 2 Terringes Avenue would be situated a sufficient distance (approximately 2.5m at its closest point) to the lightweight conservatory structure. No overbearing, overshadowing, or overlooking effect would occur.

The proposal is considered acceptable on residential amenity grounds.

Recommendation:

APPROVE subject to Conditions:-

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

Informatives:-

1. 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

2. 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.

3. Highway Licence required.

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

Case Officer:	Jason Albon	Date: 10.01.2025
Authorised by:	Louise Prew	Date: 13/01/2025