Expiry Date - 26/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0413/25 **Recommendation – APPROVE**

Site: **5 Snowdrop Row Worthing West Sussex BN13 3GA**

Proposal: **Single-storey rear extension and conversion of rear part of garage to utility room**

Date of site visit: 02.05.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises a 3-storey, semi-detached house located at the western end of Snowdrop Row, a cul-de-sac within the recently constructed West Durrington Urban Extension. residential estate. The elevations of the dwelling consist of brick and white weatherboard under a concrete tiled roof. There is a pitch-roofed, detached garage to the west side/rear with a paved driveway. An L-shaped garden to the rear wraps around behind the garage. A landscaped margin between the west side of the garage/drive and a tall hedge enclosed by estate railings is also being used as private garden.

The property is not within a conservation area. It is not listed or locally listed and there are no protected trees on site.

Proposal

Permission is sought to erect a brick-built single-storey rear extension attaching the rear of the house to the garage, and to partially convert the garage into a utility room. Following discussions the depth of the extension has been reduced from 5m to 3m. It would have a flat roof 2.6m high with rear parapet 2.7m high. Two skylights (0.95m x 1.45m) are proposed with the roof.

The existing garage would be roughly bisected internally with the southern part converted into a utility room.

Relevant Planning History:

Permitted Development Rights for extensions have been removed.

AWDM/0816/20 Extension to and conversion of existing garage to a self-contained annex for family member. Permitted 06.08.2020. Lapsed without implementation.

Consultations:

WSCC: The Local Highway Authority has raised no objection commenting: -

"This application seeks the erection of a single-storey rear extension and conversion of rear part of garage to utility room. The site is located on Snowdrop Row, an unadopted road – as such, these comments should be considered as advice only.

For context, WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application AWDM/0816/20 (Extension to and conversion of existing garage to a self-contained annex for family member), raising no highway safety concerns. The Local Planning Authority (LPA) permitted the application.

For the current submission, the proposed extension and conversion will provide enlarged living space for the existing dwelling. This is not anticipated to give rise to a material intensification of movements to or from the site.

The proposed works will result in the loss of the existing garage as a car parking space. However, there appears to be suitable space within the site frontage and on-street to accommodate the parking needs of the existing dwelling. Some storage space is to be retained, meaning cycle parking provision will not be lost as a part of these proposals.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal."

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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 extension will be situated to the rear of the dwelling which is located at the end of a cul-de-sac and screened from the west by a tall naturalistic hedge (the

relic of a former field boundary) which is a distinctive feature running the length of the adjacent area of public open space and an inherent feature of the wider landscape strategy for the estate.

The alterations to the garage, comprising replacing an existing door with a window and inserting a new door from the garden will not be visible in public view.

Residential Amenity

The only affected property is No.4 to the east. The internal layout appears to differ from the application property with French doors in the rear elevation at ground-floor. The rear garden is rather narrow closest to the rear elevation of the house, enclosed by its own garage to the east side, but angles outward towards the south. The side wall of the proposed extension would be angled inward to follow the alignment of the common boundary.

As initially submitted, given the compact layout, officers expressed concern that the depth of the proposed rear extension would have an unduly dominant and oppressive impact on the rear of No.4 that would detract from the rear outlook at ground floor as well as the enjoyment of that part of the garden closest to the rear of the house. The depth of the extension has been reduced to 3m which complies with the Council's SPG for single-storey rear extensions. Although there would still be some overshadowing and enclosing impact on the rear of No.4, the effect would not be unacceptably harmful.

Highways and Parking

The conversion of part of the garage will result in the loss of an existing parking space. However, the LHA has raised no objection. The property benefits from off-street parking for at least 2 vehicles on the drive to the side of the house.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to east side of rear extension

Informative

Pro-Active Amendment

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

Case Officer: Jo Morin Date: 11.06.2025

Authorised by: Louise Prew Date: 11/06/2025