Expiry Date - 01/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1528/23 **Recommendation – APPROVE**

Site: **79 Boundary Road Worthing West Sussex BN11 4LL**

Proposal: **Proposed single storey front extension to existing garage and alterations to garage roof to the rear.**

Date of site visit: 22/11/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Boundary Road within a residential area of Worthing. The property comprises of a detached two-storey house with brick and render elevations with an oriel window to the front and a hipped roof with gabled extension to the side. There is a detached garage to the west side of the building accessed from the driveway to the front. The building is set back behind a brick wall and paved driveway with dual entrance.

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 single storey extension to the front of the garage and alterations to the rear garage roof.

The garage would be extended forwards by approximately 4.8m deep by 3.25m wide to adjoin the side wall of the existing porch. The roof would match the pitched form of the existing garage at the same eaves and ridge height with a parapet wall to the west side adjacent to the boundary. The garage door would be reused to the front of the extension.

The flat roof section above the storage area to the rear of the existing garage would be replaced with a pitched roof to match the rest of the garage. The new section of roof would be approximately 3.2m deep by 2.5m high to eaves and 3.9m high to the ridge.

The extensions would be finished in materials to match the existing building.

The application has been amended to show a parapet wall to the west side to ensure that any guttering is contained within the site boundary.

Relevant Planning History:

AWDM/1835/22 - Demolition of existing garage and construction of proposed single storey side extension – Approved

07/0892/FULL - Replacement rear extension with pitched bonnet roof over existing rear bay projection - Approved

Consultations:

WSCC Highways – This application is for the erection of a single-storey front extension to existing garage and alterations to garage roof to rear. The site is located on Boundary Road, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application AWDM/1835/22, raising no highway safety concerns. The Local Planning Authority (LPA) permitted the application.

For the current application, the applicant proposes to extend the depth of the existing garage from approximately 5.5m to 10.4m. Existing parking provision within the driveway will be unaffected by the proposed garage extension.

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 111), 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 (HCLG 2023)
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 surrounding street scene has a mixed character with detached houses of various design, scale and form, opposite large blocks of flats. Adjacent to the

west boundary of the site are the neighbour's garages which are set back from the road in alignment with the existing garage at the application site.

A similar scheme was approved under application AWDM/1835/22 which included a front garage extension of the same depth but with a false pitch and flat roof form and included an extension to the rear. The depth and alignment of the front extension are the same as previously approved but the roof form has been changed to a pitched roof to match that of the existing garage. This is a much more sympathetic design in relation to the existing building and would reflect the character of the area. The change to a pitched roof would significantly improve the appearance of the extension particularly when viewed from the west side. The front extension would remain subservient to the main building due to its set back position in line with the porch, 7m back from the pavement and its single storey height.

Although the flat roof to the rear of the existing garage is not visible from the road, its replacement with a pitched roof would provide a more cohesive overall design to the side extension, reflecting the character of the existing building.

The proposal would not appear dominant or intrusive in the street scene and would reflect the character of the existing building and wider street scene. There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected properties are the neighbours to the west side at No.44 and 42 Grand Avenue whose rear boundaries adjoin the west side boundary of the application site.

No.44 has a pair of garages to the rear which are separated from the rear garden of this property by a driveway and high wall. There would be no overshadowing, loss of light or overbearing impact on the neighbour's property as a result of the proposed single storey front garage extension in this position. The plans have been amended to ensure that the guttering is contained within the site boundary and do not encroach onto the neighbours land.

There would be no increase in depth to the rear of the garage, as the works are limited to replacing the flat roof with a pitched roof. This part of the garage is adjacent to the rear garden boundary of No.42 and is partially screened by trees along their boundary. The addition of a pitched roof in this position and at single storey height would not be considered to appear obtrusive or have any adverse impact on the amenities of No.42 and would not result in overshadowing or any loss of light to their garden.

No openings are proposed to the west side elevation and no overlooking or loss of privacy would occur.

There would be no adverse impact on No.77 to the east of the site or No.146 Rowlands Road to the south.

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

Parking

The application would increase the size of the existing garage and would not diminish existing parking provision on the driveway to the front of the building and no highway safety concerns have been raised.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to west side elevations of extension
5. No guttering to encroach beyond boundary

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: 12/01/24

Authorised by: Peter Barnett Date: 12 January 2024