Expiry Date - 06/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1016/25 **Recommendation – APPROVE**

Site: **54 Maytree Avenue Worthing West Sussex BN14 0HL**

Proposal: **Single storey rear extension; single storey side extension; amendments to northern fenestration, conversion of garage to form habitable room, insertion of roof light to front elevation.**

Date of site visit: 30/01/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the eastern side of Maytree Avenue in Findon Valley. The property has a large two-storey detached dwelling with a driveway to the north and parking to the front.

The neighbouring property to the north (no.56) of the site has a number of alterations and a significantly increased footprint. The neighbour to the south (no.52) has a extensions to the front and side of the site increasing the footprint towards the front.

There is sufficient space for car parking within the site. There is also on street parking available throughout Findon Valley. With the size of the properties along Maytree Avenue there are a number of varying styles including properties with converted garages commonplace and alterations to the dwelling are prevalent.

Proposal

The application relates to the conversion of the existing garage to form habitable accommodation on the ground floor in the form of a bedroom. To the rear of the garage there is proposed to be a single storey side extension that is proposed to connect to the new rear extension to run the full width of the rear elevation of the property. The alteration to the front fenestration will introduce a velux window to the catslide roof.

The rear extension is proposed to measure 3.75m depth, with a total width of 10.55m connecting to the rear of the converted garage. The flat roof aspect of the proposal will be to a height of 3.45m which will run the full width to join the extension to the rear of the garage conversion and follow the roof shape to an eaves height of 2.6m.

The extension to the rear of the garage will have a total depth of 4.9m connecting to the rear extension with the same width as the garage.

Relevant Planning History:
None

Consultations:
WSCC Highways –
This application seeks the erection of single-storey rear and side extensions, amendments to fenestration, conversion of garage to habitable room and insertion of roof light to front elevation. The site is located on Maytree Avenue, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site.

The proposals will result in the loss of an existing garage. However, I would note that the existing garage falls below the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the garage as existing is likely too small to accommodate a modern sized car. It is not unreasonable for the LHA to assume it could be being used for other purposes, such as storage. As such, no concerns would be raised regarding loss of existing parking provision.

The site does benefit from an existing driveway which appears of suitable size to accommodate 1-2 cars. Overspill parking would have to be accommodated on-street, as per the existing arrangement, and no highway safety or capacity concerns would be raised in this regard for this proposal.

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.

WSP –
The application is for the single storey rear extension; single storey side extension; amendments to northern fenestration, conversion of garage to form habitable room, insertion of roof light to front elevation. The application is to Worthing Borough Council.

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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
Due to the nature of the application it will be visible from within the street scene with the garage conversion and introduction of a Velux window to the front elevation.

The conversion of the garage is set back from the frontage and would not be dominant on the street scene with other properties within the area having undergone similar works it is not considered to be demonstrable to the visual amenity of the direct locality. The replacement window would have white frames to match the existing windows and would have brick walls.

The minor scale of the fenestration alterations to the front being a velux window this is not considered to be out of character and would be acceptable in the residential area. As such the garage conversion and fenestration changes are considered to be acceptable in terms of visual amenity.

The rear extension by virtue of its location would not be visible from within the wider locality. In addition to this the wider area have a number of single storey rear extensions creating a wide array of differing alterations which would ensure that the introduction of a rear extension would not be out of character.

The rear extension will be render, whilst this is a new material on the host dwelling it is not considered to impact the visual amenity of the property due to them being located to the rear, to ensure there is not an unacceptable impact there has been a condition added to limit the render to the rear extension. The materials to the front of the site would be in brick which will match the host dwelling. Therefore, the overall impact of the materials used would be acceptable in terms of visual amenity.

As such it is considered that overall, the proposed development would be acceptable in terms of visual amenity.

Residential Amenity
The introduction of a velux window on the front elevation due to the location is not considered to impact the amenity of the neighbouring properties. This is due to the separation of the property from the neighbours to the north and south.

The proposed extension to the rear by virtue of its location will have an impact on both properties to the side but with the size and location there would be a

greater impact on the neighbour to the north, no.56. With the existing arrangement and relationship between the properties and the buildings on the boundary there would not be any significant overbearing impact on the neighbour. This paired with the separation distance would ensure that there is no oppressive feeling created from the extension. The windows within the proposed extension will face the rear and one to face the side of No.56. The flank elevation is blocked by the boundary treatment, and the window exists in the current arrangement this will ensure that there is no demonstrable overlooking created by the proposal.

The neighbour to the south is set back from the application site and due to the positioning, it is not considered to result in a significant level of overbearing or overshadowing. The single storey nature of the proposal hosts some bi folding doors in the southern elevation however the boundary treatment will ensure that there are no unneighbourly impacts on the neighbouring property.

The bifold doors to the rear of the extension would provide views over the applicant's rear garden and as such would not overlook the neighbouring property. There is a large garden to the rear with mature shrubbery that would protect any views to the properties to the rear. Within the roof of the rear extension there are proposed to be roof lights which would not provide views to the neighbouring properties.

As such the proposed development is considered to be acceptable in terms of residential amenity and compliant with Policy DM5 of the Worthing Local Plan.

Drainage and flood risk

The NPPF requires that developments do not increase flood risk elsewhere. This is supported by policy DM20 of the Local Plan. Mapping shows that there is surface water flood risk on site. Details have been submitted as part of the application to ensure the extensions are built using flood resilient construction methods.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials to front to match
4. Render to rear extension only

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: 03/10/2025
Authorised by:	Louise Prew	Date: 03/10/2025