Development Control – Delegated Officer Report

Application Number: AWDM/1694/23 Recommendation: Approve

Site: 157 Rowlands Road Worthing West Sussex BN11 3LH

Proposal: **Demolition of existing garage and construction of single storey side extension.**

Site visit: 30/01/2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site contains a semi-detached two storey house located on the south side of Rowlands Road. It has two 2-storey circular bay windows. There is an existing single storey garage attached to the eastern flank wall.

Permission is sought for the construction of a single storey side extension to replace the garage. It would be 3 metres wide and the length of the existing house. The roof of the extension will have a similar pitched form as the existing roof when viewed from the street.

Relevant Planning History:
None relevant

Consultations:

The **Highway Authority** has commented as follows:
This application is for the demolition of an existing garage and construction of single-storey side extension. The site is located on Rowlands Road, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed works are not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, I note that the garage does not meet the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the garage for parking provision, as it may not be large enough to accommodate a modern sized car. It is not unreasonable for the LHA to assume the garage may be being used for other purposes, such as storage. As such, no concerns are raised regarding loss of existing parking provision. The existing driveway is to be retained, providing off-street parking for one car.

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 115), and that there are no transport grounds to resist the proposal.

Representations:
None received

Relevant Planning Policies
Worthing Local Plan 2020-2036: 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 proposed extension replaces a garage on site of a similar footprint. The extension would be 3m wide which is 181mm wider than the garage. There is adequate separation between the extension and the property boundary. Its single storey nature with matching roof pitch design means it would be subservient to the main house. Subject to the use of matching materials, design and impact on visual amenity are considered acceptable.

Residential Amenity

The extension is single storey and set approximately 3 metres from the boundary line to the east. The nearest neighbours are separated by a garage and driveway and so are unaffected by the proposal.

The extension does not project forward of the rear building line of the property so it is not considered to affect the property to the west at 32 Grand Ave.

Transport

Comments from West Sussex County Council are noted and it is considered the development would not affect highway safety or operations.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

2. Standard time limit
3. Matching materials

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: Louise Prew Date: 30/01/2024

Authorised by: Jo Morin Date: 30.01.2024