Expiry Date - 24/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0522/24 Recommendation – APPROVE

Site: 4 Terringes Avenue Worthing West Sussex BN13 1HY

Proposal: Single-storey side extension to provide an annexe for a family member

Date of site visit: 02.07.2024

Neighbours checked: Y

Additional neighbour notifications: Y – Amendment to roof height (subsequently reversed).

Site and Surroundings

The application property consists of a mid-C20 semi-detached house located on the north side of Terringes Avenue within a residential suburb of West Worthing. The dwelling has a large pitched roof with front gable feature and double-height front bay window. The elevations consist of pebble-dash above a painted brick plinth (at the front) with feature tile-hanging on the bay window. A tiled canopy porch over the front door is paired with the attached house. A chimney stack with distinctive arched chimney breast remains in situ on the east side. The dwelling is set back behind a front garden enclosed by a low brick wall. There is paved driveway to the east side of the house with vehicular access from Terringes Avenue.

The attached house to the west (No.6) has been enlarged by rooms in the roof with a large rear box dormer and a single-storey rear extension with lean-to roof.

The adjoining pair of houses to the east, (No.2, and the attached half No.1 Bellview Road) occupy a splayed position on the west side of the junction of Terringes Avenue with Bellview Road. This pair have wedge-shaped plots and are sited well forward of the front building line of the dwellings to the west in Terringes Avenue, including the application property. No.2 has been enlarged by a single-storey side extension. There is a detached pre-fab garage building adjacent to the common site boundary with No.4 with a gated driveway and vehicular access from Terringes Avenue. The deep front garden is enclosed by privet hedging, with the side garden and driveway enclosed by close-boarded fencing above a low brick wall.

The application property is not Listed or locally listed, or within a conservation area. There are no TPO trees on the site. St Andrews Church lies on the opposite inner corner of Church Road. It is Listed Grade I and lies within extensive landscaped grounds within the West Tarring Conservation Area. The application property does not lie within or affect its setting.

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Proposal

Permission is sought for a single-storey side extension infilling the existing gap between the flank wall of the dwelling and the site boundary with No.2. It would be set back nominally behind the front elevation of the main house, and extend 1m deeper to the rear. The elevations would be finished in pebble-dash above a painted brick plinth (at the front), under a tiled 'crown' roof. Two flat roof lights are proposed within the central flat roof to secure natural light to the interior. The extension has been set-in nominally from the side boundary to avoid the eaves of the roof overhanging the site boundary.

The proposed accommodation would consist of a living/kitchen/dining area, separate bedroom and shower room and is intended to be occupied as an annexe by a family member. It would be mostly self-contained with its own front entrance door, with an internal interconnecting door between the proposed main habitable living space and the adjoining living room within the host dwelling.

Relevant Planning History: None

Consultations:

WSCC: The Local Highway Authority (LHA) has no objection, commenting:-

"This proposal is for a single-storey side extension to provide an annexe for a family member. The site is located on Terringes Avenue, a C-classified road subject to a speed restriction of 30 mph.

The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site. Existing access and parking arrangements will be unaffected by the 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 115), and that there are no transport grounds to resist the proposal."

Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

In situations where surface water is being considered for discharge to the Southern Water network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments:
- Reuse

- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

WSP: The applicant is applying for a single-storey side extension to provide an annexe for a family member. The application is to Worthing Borough Council. Following a review of the submitted information, WSP recommend requesting further information regarding the size of the extension and the proposed surface water drainage. WSP recommend the application is not approved until updated information is received that addresses the above points.

Reason
To prevent flooding in accordance with National Planning Policy Framework paragraphs 165-175 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Officer Comment: The application is a householder application for a side extension to form an annexe that would be ancillary to the host dwelling. The site is not located within an EA Flood Zone or within an area identified as susceptible to surface water flooding. Consequently it is considered the further information sought in this case is not proportionate to the risk of flooding and the matter can reasonably be addressed under the Building Regulations.

Adur and Worthing Councils

Private Sector Housing team: No Objection but recommend that a condition such as the following is attached to any approval granted to ensure that the unit of accommodation granted remains as it was applied for: *"The accommodation hereby permitted shall only be occupied by a dependant relative and solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling."*

The **EHO (Public Health & Regulation)** recommends the following condition:-

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours; Saturday 09:00 - 13:00 Hours;

Sundays and Bank Holidays no work permitted. Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area.

Officer Comment: The application is a householder application for a side extension to form an annexe that would be ancillary to the host dwelling. It is not the Council's normal practice to impose conditions on hours of construction for domestic extensions. It considered the recommended condition is not proportionate to the potential risk of harm from noise and disturbance during construction works.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 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.

Principle of Annexe Accommodation

LP Policy DM5 states that all new development (including extensions, residential annexes, alterations and ancillary development) should (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area; enhance the local environment by way of its appearance and character with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development; make a positive contribution to the sense of place, local character and distinctiveness of an area; be well built, accessible, fit for purpose, and adaptable to changing lifestyles; include a layout and design which take account of potential users of the site; and not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, or an unacceptable increase in noise.

It states specifically in relation to residential annexes, that they must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant

The preamble to policy DM5 states at paragraph 5.68:

"Residential annexes can provide a suitable solution for accommodating a relative or dependent within the curtilage of the main dwelling house. Where a totally independent dwelling is not acceptable, (for example where there is a lack of separate curtilage, inadequate parking or a general unacceptable intensity of use), permission may be granted for an annexe subject to conditions or planning agreements limiting occupation to a relative or dependent, and requiring conversion of the accommodation to a use in association with the main dwelling, when it is no longer required for the relative or dependent. Such annexes should be ancillary to the main dwelling both in scale and range of accommodation and facilities, and must not assume a detached or independent identity by design or sub-division of the curtilage of the main dwelling."

The proposed annexe is described as 'ancillary' to the main dwelling, to be occupied by a family member. The proposed annexe would have its own front entrance door which would lend it an independent appearance. However, owing to its siting to the side of the existing house, there appears to be no practical alternative without disrupting the internal layout of the existing dwelling. The proposed layout has been amended to show an internal connecting door between the annexe and the main dwelling. A condition of planning permission can require this to be retained at all times.

The range of facilities provided includes a lounge with kitchen area, shower room and separate bedroom and would enable the occupier to live with a degree of independence from the main house. However, the GIA is less than 27sqm. The proposed layout shows only a small kitchen area within the main living space, with a sink and hob. It can reasonably be anticipated that there would be a functional dependency on the host dwelling for most cooking/food storage and laundry.

At the time of the site visit, it was noted that an area of the rear garden had been fenced so as to provide the proposed annexe with its own small rear amenity space, although not shown on the submitted floor plans. The creation of a separate amenity space would undermine the ancillary relationship between the proposed annexe accommodation and the host dwelling. Typically, planning permission for annexe accommodation includes planning conditions to: i) require that the annexe is occupied ancillary to the host dwelling, and ii) remove permitted development rights for walls, fences and means of enclosure to sub-divide the plot. The reason for the latter it to avoid creating any functional independence separate to the host dwelling. This concern has been raised with the applicant's agent, and in addition to the usual conditions, the existing fencing will be required to be removed prior to first occupation.

Visual Amenity

The application has been amended to secure a nominal set-back of the proposed front elevation from the front of the main dwelling, and to adjust the design/window proportions and external finishes to more closely reflect those of the host dwelling. These amendments have helped the proposed extension to achieve a more visually subservient relationship to the host dwelling, which given the less desirable inclusion of a separate front door serving the annexe accommodation, is considered important.

Residential Amenity

The application property shares a common side boundary with Nos 2 and 6 Terringes Avenue located to either side; and also 1 and 3 Bellview Road. No.1 The Oval adjoins to the north. Only 2 Terringes Avenue is affected by the proposed development. The latter has a relatively small triangular-shaped rear garden, narrowing to a point to the north-west of the dwelling. Owing to the splayed-siting of the dwelling, at its shallowest, the depth of the rear garden is less than 10 metres. The rear aspect of the dwelling faces north-west. The front part of the proposed side extension would be sited adjacent to the rear of the pre-fab garage building to the side of No.2. But beyond that, the full depth of the side wall of the proposed extension (9.3m) would be prominently visible from the rear windows of No.2. At 2.1m high the proposed eaves height of the crown roof is shown to be 300mm above the height of the existing timber boundary fence. At 2.6m high, the overall height of the proposed crown roof would be 0.85m above the height of the fence. The proposed roof height, which is lower than that of a typical single-storey extension has been queried with the Applicant's Agent who has confirmed its accuracy. Consequently, although the proposed extension will be prominently visible from the rear of No.2 and have some additional enclosing effect on the rear garden, the impact will not be unduly intrusive or oppressively overbearing nor result in any significant loss of light. There a no windows proposed in the flank wall of the extension and this can be secured by a condition.

The proposed use of the extension as an annexe ancillary to the occupation of the main dwelling is not anticipated to give rise to any significant increase in activity at the property or associated noise or disturbance.

Recommendation APPROVE subject to the following conditions:-

1. Approved plans
2. Time limit
3. Matching materials
4. No windows/openings east side
5. Occupation of annexe to be ancillary to main dwelling with internal inter-connecting door to remain in situ and unlocked at all times.
6. Remove pd rights for fences/wall/means of enclosure to sub-divide plot
7. Prior to first occupation of the annexe accommodation the existing close-boarded fencing sub-dividing rear garden to the rear (north) of the proposed extension to be removed in its entirety.

Expiry Date - 24/07/2024

Informative

Pro-active Amendment.

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

Case Officer:	Jo Morin	Date:	29.07.2024
Authorised by:	Gary Peck	Date:	29 July 2024