Expiry: 15/8

Development Control – Delegated Officer Report

Application Number: AWDM/0866/23 Recommendation: Grant

Site: 35 St Michael's Road, Worthing

Proposal: Garden rooms in rear garden, existing shed removed

Date of site visit: 26/7

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to the rear garden of a ground floor flat in a converted semi-detached house on the south side of St Michael's Church close to the junction with Downview Road, which is to the west.

The ground floor flat has the entire rear garden. Either side are houses with mature gardens. To the rear is a garage block belonging to flats at St Michael's Court.

This is not a conservation area, the property is not listed and there are no TPO'd trees on the site.

Proposal

Permission is sought to replace sheds in the south west corner of the garden with a larger building which includes a summerhouse and partitioned shed area. It measures 5 metres in width by 3 metres in depth and has a shallow asymmetric pitched roof to a maximum height of 2.47 metres. The plans indicate it will be a timber construction with double glazed windows and doors.

Relevant Planning History:

00/00725/FULL – Retention of single storey side extension. Granted

299/54 – Conversion into 2 flats. Granted.

Consultations:

None.

Representations:

None received.

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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 shed is in the rear garden and is modest in scale it will not be harmful to visual amenity.

Residential Amenity

On the west boundary is a wall with trellising above and established climbers. To the rear, south, are garages. No neighbours will be harmed by this domestically scale incidental garden building.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Incidental use 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: MOK Date: 26/7/23

Authorised by: Jo Morin Date: 26.07.2023