Expiry Date - 22/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0091/24 Recommendation – APPROVE

Site: 20 Quicksilver Street Worthing West Sussex BN13 1FN

Proposal: Installation of a roller garage door to front of car port

Date of site visit: 14/03/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south of Quicksilver Street within a modern residential estate. The application property comprises a semi-detached two-storey house with facing brick elevations and an interlocking tiled gable roof. The property is set back a short distance from the public realm behind a shallow garden with raised steps to serve the front access door. The property's driveway extends from the public realm to the easterly side of the house and leads to an attached carport building paired with the adjoining neighbour to the east No. 22 Quicksilver Street. The carport building has a complementary brick-built form and interlocking tiled roof and is open fronted with an access gate to the rear which appears to lead to the rear garden space of the property. At time of site visit, there was a single regular sized vehicle occupying the space in the carport with an additional space available to the front of it.

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 the installation of an electric roller shutter door to the front of the carport inserted within the existing opening. The roller shutter would be white metal and have a horizontal stripped design.

Relevant Planning History:

There is no other relevant history connected to this property but permission has been granted for roller shutters and/ or partitions and other alterations to the original carports along Quicksilver Street under:

AWDM/1971/22 (No. 43), AWDM/0970/22 (No. 90), AWDM/1570/21 (No. 12), AWDM/1551/21 (No. 33), AWDM/1489/21 (No. 8), AWDM/1417/21 (No. 80),

AWDM/0924/21 (No. 61), AWDM/0921/21 (No. 74), AWDM/0618/18 (No. 4), and AWDM/0437/17 (No. 22).

There is also history of this nature of development elsewhere on the estate.

The housing estate was built pursuant to planning application AWDM/0363/11 for:

DEMOLITION OF EXISTING COLLEGE BUILDINGS AND CONSTRUCTION OF 265 DWELLINGS TOGETHER WITH FLOOR SPACE FOR COMMECIAL NURSERY UNITS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING. AMENDMENTS - COMMERCIAL NURSERY UNITS REPLACING DOCTORS' SURGERY IN CORNER BLOCK, AMENDMENTS TO CENTRAL SQUARE AND SURROUNDING BUILDINGS, MINOR ELEVATIONAL CHANGES TO OTHER BUILDINGS, MINOR MODIFICATIONS TO LAYOUT OF STREETS. Decision issued 24.05.2012.

Condition No. 6 of this permission stipulates that 'Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification) no dwelling hereby approved shall be altered or extended unless permission is granted by the Local Planning Authority in an application on that behalf.

Reason: *In the interests of the amenities and appearance of the development and to comply with Policy 16 of the adopted Core Strategy.'*

This condition forms the reason why the proposal does not benefit from Permitted Development Rights.

Another condition to the permission for the housing estate which is relevant to this application is No. 18, which stipulates that 'The buildings shall not be occupied until the parking spaces, garages, access and turning facilities shown on the submitted plans have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access, garaging and parking of vehicles incidental to the use of the proposed development.

Reason: *To ensure that adequate provision for parking vehicles clear of the highway and to comply with saved Policy TR9 of the Worthing Local Plan.'*

Consultations:

WSCC Highways Authority:

No objections were raised by the LHA:

‘The site is located on Quicksilver Street, an unadopted road – as such, these comments should be considered as advice only.

I would advise that the installation of a door to the car port would in essence create a garage – Manual for Streets (MfS) states that single-bay garages should have minimum internal dimensions of 3m x 6m, whilst car ports only require 2.4m x 4.8m. From inspection of the plans, the proposed garage would fall short of MfS specifications. Therefore, *technically* the proposals do represent a loss of one car parking space for consideration – however, the LHA appreciate that proposals do not actually represent a loss in existing parking provision. In reality, the ability to park a car within the proposed garage is to be retained. As such, no concerns are raised.
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

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Worthing Local Plan 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 open-fronted layout of the carports is a deliberate design feature that is replicated throughout this estate.

The proposed roller shutter would be visible to a short section of Quicksilver Street and those properties to the opposite side of the road. The paired carports of the application property and adjacent neighbouring property No. 22 are sited in a recessed position behind the respective houses which provide screening from the wider street scene.

The roller shutter would result in some visual imbalance by virtue of the paired carport (No. 22) remaining open-fronted. However, as evidenced in the planning history section of this report, there are many other examples of carports along Quicksilver Road and the wider estate which have been altered in some way or form. Furthermore, it would be in keeping with the emerging character in this respect owing to its white metal appearance which appears to be a standardised approach given this is reflected at the other permitted installations in the street scene. The proposal would contribute to the sense of uniformity and visual cohesion of the roller shutters in the locality and would not result in a significant adverse impact on visual amenity.

Residential Amenity

The insertion of a garage door within an existing opening to an ancillary building would not have any detrimental impact on the residential amenities of adjacent occupiers.

Parking

The purpose of the condition (No. 18) imposed on the planning permission for the wider estate under AWDM/0363/11 is to restrict the use of the carports to ‘access, garaging and parking of vehicles incidental to the use of the proposed development.’ Given that there is nothing before me to suggest that the application seeks to change the use of the carport, coupled with the fact that WSCC Highways Authority raises no objection, there are no transport grounds to resist the proposal.

The proposal does not preclude use of the existing space for vehicle parking or represent a decline in the parking provision at the application site.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. White garage door

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.

Expiry Date - 22/03/2024

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

Case Officer:	Jason Albon	Date: 21/03/24
Authorised by:	Jo Morin	Date: 21.03.2024