Expiry Date - 18/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1200/23 Recommendation – APPROVE

Site: 6 Alfriston Road Worthing West Sussex BN14 7QU

Proposal: Demolition of existing conservatory, lean-to and garage and proposed single-storey rear extension

Date of site visit: 02/10/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is located on the east side of Alfriston Road within a residential area of Worthing. The property comprises a semi-detached bungalow with facing brick elevations, a hipped roof finished in red coloured tiles with a flat roofed rear (east) facing dormer, and white UPVC openings. The property is set back from the public realm behind a moderate sized brick wall and hardstanding. The hardstanding extends from the public realm between the south side of the bungalow and boundary with No. 4 Alfriston Road until reaching the property's pitched roof garage. The garage is set slightly behind the original rear elevation of the bungalow but is attached via a lean-to which projects from the pitched roof rear projection to the south side of the bungalow. The garage is positioned abutting the shared boundary with both No. 4 and No. 34 Wiston Avenue; the latter is at a perpendicular angle to the site. A conservatory projects alongside the boundary with No. 8 Alfriston Road to the north, infilling the void to the north side of the rear elevation and projecting at the same depth as the lean-to.

The attached property No. 8 appears to be a mirrored copy of the application property and shares a near-identical plot size. No. 8 appears to have not undergone any extensions or alterations to their original property. The property of No. 4 to the south is separated a good distance from the shared boundary behind the paired garages of the respective semi-detached pair, along with an outbuilding and much of their rear garden space.

Properties along Alfriston Road are predominantly semi-detached with no distinctive prevailing character. Properties are generally corresponding in terms of their scale, alignment, footprint, and plot size and are respectful to the character of their semi-detached counterpart where applicable.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

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Proposal:

Permission is sought for the demolition of the aforementioned rear projections (lean-to and conservatory), including the garage and the hipped roof rear projection to the south side of the elevation. This would be replaced with a single-storey rear extension with crown roof to facilitate a kitchen and living area which would measure approximately 6m deep, 6.97m wide, and 3.65m to maximum roof height, shallowing to approximately 2.75m at eaves level. Doors and a window are proposed to the rear, a high horizontal window to the south side, 2No. large portrait windows to the north side, and 2No. roof lights. Materials would comprise matching brick elevations, matching roof tiles for the crown roof, and matching UPVC openings. The window serving the kitchen to the south side of the original dwelling would be replaced with a door.

Relevant Planning History:

Permission granted at the application property for replacement conservatory to rear (east) elevation under AWDM/0124/17, decision issued 28 Mar 2017.

Consultations:

WSCC Highways Authority:

The Local Highways Authority (LHA) has been consulted on the above application to convert the existing garage, conservatory and lean to into a habitable space at 6 Alfriston Road Worthing. Alfriston Road is a residential D classified road and subject to 30mph speed restrictions.

The application outlines that no existing parking arrangements are to be changed through this proposal, indicating that the garage may currently not be used as a parking provision. From measuring the plans provided by the applicant, the garage is below our current standard in terms of dimensions and therefore may be undesirable for use as a parking space. The garage is also positioned behind the existing building making access less desirable.

Currently the dwelling has 2 bedrooms, the proposal would raise the habitable living space by an additional room which from consulting the Parking Demand Calculator does not affect the parking demand which remains at 3 spaces.

The existing driveway is long and narrow by nature, this may not be in use along its entirety for a parking provision therefore. LHA note however that on street parking is is a practise along the road at Alfriston Road. The LHA are unaware of any issues with the use of this parking bay or existing parking pressures within the area and refer to the LPA to consider this when making their planning decision.

The LHA does not consider that the proposal would have a ‘severe’ impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised September 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 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 extension would be visible to the public realm by virtue of its side profile which would extend beyond the existing side (south) elevation of the bungalow. Notwithstanding, this is not considered to be to the detriment of visual amenity owing to its siting to the rear of the bungalow some approximately 16m from the street scene and the matching materials proposed which would respect the character of the existing bungalow. The crown roof would harmonise with the bungalow in respect to eaves level and roof plane and would be subservient in form. The extension would largely replace views of the existing garage and would actually reflect the bungalows character more sympathetically whilst increasing the gap to the neighbouring properties to the south of the site. The extension would be of an acceptable design, scale, and proportion and would not result in adverse impact to visual amenity.

Residential Amenity

The extension would be located some 1.05m from the shared boundaries with the neighbours to the south No. 4 Alfriston Road and No. 34 Wiston Avenue. The extension would be visible to these neighbours but would not worsen the existing situation as the garage to be demolished sits prominently on the shared boundaries and projects at a greater distance to what is being proposed. In view of this, coupled with the orientation and layout of these neighbouring properties, it is considered that no material harm would occur to their residential amenities. The high horizontal window to this elevation would not give rise to overlooking owing to the sympathetic size and height of the window and separation distance. The agent has demonstrated on the plans that a replacement fence to match the existing will be erected at the south boundary should damage to the existing fence occur.

Although the extension would be of a heavier form and massing and at a relatively generous scale at 6m in depth, which comfortably exceeds what is recommended within the Council's residential SPG, it would actually improve the situation in respect to the impact on the attached neighbour No. 8; the extension would be set some 3m from the shared boundary and would only be 1.8m deeper than the conservatory. By contrast, the existing conservatory extends virtually alongside the boundary and features high horizontal windows which directly overlook this neighbour. Thus, it is considered that the extension would reduce harmful impact to this neighbour in respect to oppressiveness, overshadowing, and overlooking by virtue of the separation distance to the shared boundary.

The proposed bi-fold and French door openings of the extension would face into the applicants own garden and would have no unneighbourly impact.

The proposed extension would not give rise to any materially harmful issues that would render it unacceptable on residential amenity grounds.

Highways

In light of the comments received from WSCC highways authority, the Council does not anticipate that the proposal would have an adverse impact on highways.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. Replacement Boundary Pre-occupation

Informatives:-

1. 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: Jason Albon Date: 17.10.2023

Authorised by: Jo Morin Date: 18.10.2023

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