Expiry Date - 31/12/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1413/24 Recommendation – APPROVE

Site: 147 Broomfield Avenue Worthing West Sussex BN14 7SF

Proposal: Proposed single storey rear extension and garage conversion; chimney removed

Date of Site Visit: 02/01/2024

Neighbours Checked: Y

Additional neighbour notification: N

Site and Surroundings
The application site is a semi-detached property on the southern side of Broomfield Road. This pair and another pair of properties opposite are an attractive pair of properties which have white rendering and green roof tiles. The property forming this application is large but located comfortably within their plot.

To the rear of the site there is an existing extension behind the garage to the side of the site. There is off road parking available in the form of a driveway and then also available from within the street.

A number of properties within the area have had a large number of alterations with some converting the garages including No.142 opposite the site. Other properties have rear extensions, including the attached property (No.145) and the next property along (No.143).

Proposal
The proposal seeks to convert the garage space to a study and utility room. In order to facilitate this conversion, the garage door will be removed and replaced with a window. To the side there will be a small window added.

The only other alteration comes in the form of a rear extension that will extend from the rear of the existing extension and running along part of the original rear elevation. The proposed rear extension is 3m in depth from the rear elevation, with a total width of 5.3m.

Consultations:
WSCC Highways -

This proposal is for the proposed single storey rear extension and garage conversion; chimney removed. The site is located on Broomfield Avenue, an unclassified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing access arrangement. The proposed development is 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, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for 1 car.

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 policies (WBC 2023): SP1, DM5. DM15
National Planning Policy Framework (2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment
Principle of Development
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
Due to the location of the proposed development to the side of the dwelling it will be clearly visible within the street scene. The proposed conversion of the garage is designed with materials to match the existing, the conversion is not considered to be an alien feature as other properties within the locality have similar materials and completed garage conversions.

With the single storey rear extension being located to the rear of the site there would not be any views available from within the street scene. The materials are also proposed to match that of the existing property and extension.

The loss of the rear chimney is acceptable and has a minimal effect on the street scene.

The overall scale of development proposed is considered to be acceptable with the extension remaining visually subservient to the host dwelling with materials that match in accordance with Policy DM5 of the Worthing Local Plan.

Residential Amenity

The nature of the proposed extension means both neighbours will be impacted by the development. To the east (No. 145) the impact would be less than the neighbour to the west. This is to do with the existing relationship with an existing rear extension and the separation distances. The proposal seeks to add a further 3m in depth to the rear of the property with a roof height to match the existing rear extension which is considered to be acceptable. The height and separation distance means that there would not be any overshadowing or overbearing impact on the neighbouring property. There are also no windows proposed in the side elevations of the extension which ensures that there is no overlooking.

The relationship with the other neighbour has greater impact on the residential amenity. This is due to the height and the introduction of a large extension toward their boundary. The total depth of the extensions is 5m in depth, with 3m under part of this application, which at 3m will have some overbearing impact. The flat roof of the proposal helps to ensure that this is not detrimental to the application.

The neighbouring properties rear elevation is set further back from the application site. As such the impact of the proposed extension to the rear of the site is lessened. Resultant of this is the extension is set to run in line with the rear elevation of the neighbouring property. This is therefore considered to mitigate the potential overbearing impact.

Parking and Accessibility

There is sufficient space left on the site to accommodate the required demand for parking displaced by the demolition of the garage. There is also some capacity for on street parking for any overflow from the residential dwelling.

Recommendation

APPROVE

Subject to Conditions:-

Expiry Date - 31/12/2024

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match
4. No additional windows

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Finlay Gardner Date: 10/01/2025

Authorised by: Louise Prew Date: 10/01/2025