Expiry: 30/6

Development Control – Delegated Officer Report

Application Number: AWDM/0581/23 Recommendation: Grant

Site: 81 Heene Road, Worthing

Proposal: **New roof to existing conservatory; proposed greenhouse attached to conservatory**

Date of site visit: 1/7

Neighbours checked: y

Additional neighbour notifications: y

Site and Surroundings

This application relates to a semi-detached Victorian house on the east side of Heene Road opposite the junction with Shelley Road. The property has single and two storey side extensions set back from the front of the house by 8 metres. There is also a two storey rear extension with a deeper conservatory on the southern boundary and a ground floor rear extension abutting the northern boundary with canopy beyond linked to the conservatory. The 2017 permission has also been implemented creating an additional front extension.

The adjoining semi is in its original state except for a modest rear conservatory on the boundary. The property has a larger front garden than rear with parking in the frontage for 3 to 4 cars.

To the south the property adjoins an access for a double garage belonging to 3 Highgrove Gardens, which is part of a 1980s development of 8 houses, with garages, to the rear. To the south of this access is a four storey block of flats on slightly lower ground level with many windows and a communal entrance facing the side of the house.

The property is situated within the Heene conservation area where the building has been identified as a positive contributor within the Appraisal document. It is not listed and there are no TPO'd trees on the site.

The dwelling is occupied by the applicant and family at ground floor with a non-self-contained flat and two tenants at first floor. The 2022 permission for conversion to 4 self-contained units has not been commenced.

Proposal

Planning permission is sought to replace the existing rear conservatory roof with a gabled tiled roof, with glazing into the gable, and to add a greenhouse extension to it along the southern boundary of the remaining garden.

The greenhouse measures 6.2 metres deep, 2.5 metres wide, 2.48 metres high to eaves and 3.28 metres to ridge. In the revised plans the greenhouse includes a dwarf wall along the southern and western elevations to a height of 1100mm. In order to achieve maximum light into the greenhouse the applicant intends that the greenhouse forms the southern and western boundaries, though not to encroach, and not to reinstate the boundary fencing.

The new conservatory roof will have a maximum height of 3.78 metres.

Relevant Planning History:

AWDM/0901/22 - Change of use from single dwelling to provide 4no self-contained flats (1 x 2-bedroom and 3 x studio flats) involving loft conversion with front and rear rooflights. Granted

AWDM/0322/17 - Single-storey front extension and new wall to south boundary. Granted.

11/0117 – Single storey side and rear extensions. Refused 18.5.11 Appeal – split decision, rear extension allowed, side extension dismissed.

10/0703 — Single storey side and rear extension. Refused 1.11.10

04/00766 — Front and rear dormers. Refused 23.8.04

02/00021 — Rear conservatory. Granted 13.2.02

00/00932 — Ground floor side extension. Granted 30.10.00

98/0226 — Single storey extension to ground floor flatlet. Refused 5.5.98. Appeal Dismissed 3.2.99.

86/512 — Retrospective application for use of property as a House in Multiple Occupation. Granted 12.8.96.

Consultations:

The Worthing Society: *'Whilst we have no objection to the plans, we have noted the concerns of a near resident regarding overlooking from the new greenhouse. Perhaps the use of opaque glass or suitable landscaping and fencing could be incorporated.'*

Representations:

1 objection from 3 Highgrove Gardens:

- Loss of privacy onto drive.

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Relevant Planning Policies

Worthing Local Plan 2023-2036 SP1, DM5, DM23 and DM24
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG –Extending and Altering Your Home'
Heene Conservation Area Appraisal

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.

Residential Amenity

The most affected properties are No. 83, the flats in Homepier House to the south and 3 Highgrove Gardens whose driveway runs along the southern boundary of the site with a double garage behind.

The replacement solid roof to the existing rear extension is 6 metres off the boundary with No. 83 and 8.5 metres from windows in Homepier House. No significant harm will be caused by the new gabled roof.

The greenhouse is more modest in scale. It will run along the entire south boundary. In revised drawings it is no longer fully glazed but will include a dwarf wall to 1100mm high on the south and west elevations. The applicant intends not to replace the fencing in these areas in order to take full benefit of the south and west sunlight for greenhouse purposes.

The neighbour at No. 3 Highgrove Gardens, who owns the adjoining driveway and rear garage objects to the lack of boundary fencing on overlooking grounds. The greenhouse is not a habitable room and nor is the garage/driveway. Any overlooking of these areas will be occasional and likely obscured by plants.

Visual/Conservation

The extensions are appropriately designed and will preserve the appearance of the conservation area.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching Materials

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Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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? Y

Case Officer: MOK Date: 26/7

Authorised by: Jo Morin Date: 26.07.2023