Expiry Date - 19/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0679/24 Recommendation – APPROVE

Site: 53 Bolsover Road Worthing West Sussex BN13 1NR

Proposal: Permission sought for erection of single storey building in garden (retrospective)

Date of site visit: 01/07/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the south side of Bolsover Road within a residential area. The property is a two-storey semi-detached house comprising predominantly facing brickwork elevations with vertical hanging tiles to the bay section to façade, a plain tiled hipped roof, and white UPVC windows. Projecting to the front of the property is a complementary hipped roof porch and to the rear is a conservatory.

The property is set back from the public realm a moderate distance and a block paving driveway allows for parking provision for 2 vehicles. Wooden double gates project from the side (west) elevation of the house for access to the rear garden space. The rear garden space is of a moderate size and comprises a hard surface to the front, grass to the mid-section, and another hard surface to the rear. An outbuilding has been constructed to the rear hard surface (south-west edge of the plot) along with other storage units.

Proposal:

Retrospective permission is sought for the outbuilding to the south-west corner of the plot labelled as a ‘garden study’ in the submitted plans. Works began on 07/03/2024 and finished on 04/04/2024. The outbuilding comprises wood cladding elevations, a flat roof, and a front (north) facing dark framed door and window. To the front is a stepped up area under canopy.

The outbuilding has a footprint of approximately 4540mm x 4040mm and height of approximately 2.7m adjacent the boundary with No. 55 to the west side, and 2.5m to the east side.

Relevant Planning History:

Approval at the application property for proposed single storey replacement extension rear and side under AWDM/1756/23, decision issued 12 Feb 2024. This permission had not been implemented at time of site visit.

Approval at the adjacent property to the east No. 51 Bolsover Road for proposed single-storey rear extension under AWDM/0124/24, decision issued 12 Apr 2024. This permission had not been implemented at time of site visit.

Permitted development achieved at the application property (conservatory) and No. 51 (rear extension) dating back to the 1980's.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 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, including domestic outbuildings as proposed here. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed outbuilding would be situated to the rear of the relatively deep plot, behind the main dwelling and would only marginally be visible to the street scene behind the double wooden gates which project from the side of the dwelling. Thus, the outbuilding would not be dominant nor adversely impact the street scene. The prospect, size, and design of the outbuilding is conducive to a garden environment and would not be out of keeping within this setting; outbuildings of varying scales, forms, and designs are aplenty within the immediate and wider area.

There would be no adverse impact on visual amenity as a result of the proposal.

Residential Amenity

The rear garden space is bounded by 1.8m tall close boarded fences to the boundaries with the adjacent properties No. 55 and No. 51, and to the rear a tall mesh fence and corridor of trees and shrubberies separates the property from those to the south. The outbuilding is situated in an acceptable position insofar that it would not give rise an overbearing or overshadowing impact for neighbours.

The door and window would face towards the applicant's own dwelling. Whilst the rear of No. 55's dwelling may be visible from an oblique angle owing to the raised step and door and window's position slightly above the fence line, this is not anticipated to be to an unacceptable degree and no unneighbourly overlooking would occur.

There would be no detrimental impact on the residential amenities of neighbouring occupiers as a result of this proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. No Extensions or Alterations
3. Ancillary use

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: 09.07.2024
Authorised by:	Jo Morin	Date: 16.07.2024