Expiry Date - 06/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1414/23 Recommendation – APPROVE

Site: 18 Glebeside Avenue Worthing West Sussex BN14 7PR

Proposal: Demolition of existing detached garage and erection of single storey side extension

Date of site visit: 28/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located on the western side of Glebeside Avenue and comprises a two storey semi-detached property. The property has undergone a number of alterations including a hipped to gable conversion with the conversion of the roof space to provide further living accommodation. To the rear there is currently an outbuilding and a conservatory. The existing garage is located to the side of the property and has been extended to the rear, between the garage and property is the access to the rear via a gate.

Glebeside Avenue has a uniform character of pairs of semidetached properties with front gardens and off road parking. Further parking is available on the street.

Proposal
The proposal seeks to demolish the existing garage and to implement a side extension. This extension will host a garage to be 2.5m in width. This will move the garage to attach it to the side of the property reinstating the access to the rear to the side of the extension.

To the rear of the garage there will be a utility room with an attached cloakroom. The utility room and cloakroom will add a depth of approximately 3.2m to the rear of the garage.

There are proposed to be two windows on the side elevation, the window within the garage is proposed to be high level. Within the cloakroom there is also a 0.8m wide window.

Relevant Planning History:
AWDM/0191/13 – Rear conservatory. Approved 11/04/2013.

Consultations:
WSCC Highways - Glebeside Avenue is a residential D class road subject to30mph speed restrictions at this point. On street parking is an existing practise along this portion of road although numerous properties are also

served with frontage hardstanding. 18 Glebeside Avenue has frontage hardstanding sufficient for a single vehicle and a detached garage. The existing internal garage dimensions measure approx 2.4m in width. This is substandard when compared with WSCC minimum garage standards which outlines3m is sufficient for a garage- when the space is to be counted toward parking provision. Given the narrow nature of the existing garage it is unlikely that this was used as a parking provision, the application form states no changes to the existing parking arrangement which further backs up this point.

The garage is to be replaced with a workshop, the proposal would not be considered to raise the habitable room provision at the dwelling and thus change the parking demand at the property. The workshop is anticipated to be for residential use and therefore not generate additional movements. It is anticipated that any visitor overflow parking can be accommodated using on street parking as would be the current situation.

The Local Highways Authority are not aware of any existing parking pressures within the vicinity of this site, the LPA may wish to take this in to consideration when accepting the proposal, however given that the parking demand and arrangements are considered to be largely unaffected, it is not envisaged that this would cause a severe highway safety concern.

Conclusion
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

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

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
In terms of the visual amenity due to the location the proposed development will be highly visible in the street scene. With the retention of a garage to the front of the site the proposed extension is considered to retain the features which are common within the locality.

Due to the scale of the proposed development it is considered that the development will be subservient to the host dwelling. This is due to the eaves

height of the proposed extension being marginally higher than that of the proposed fencing. The moving of the garage to the side elevation of the property, this is a feature that is common place throughout the current street scene.

Residential Amenity
With the overall lessening of impact on the neighbouring property through the separation distance being increased. The eaves height will remain the same as the flat roofed garage that is currently in place.

There will be some additional windows introduced that will face the neighbouring property. Due to the high level nature of that within the garage it is not considered that there would be any unacceptable overlooking of the neighbour. The window to the cloak room has the potential for some overlooking to the neighbouring property, as such there has been a condition included within the permission that this window will be obscure glazed to avoid any overlooking on the neighbouring property.

With the separation distance from the neighbouring property it is not considered that the application would result in any overshadowing or overbearing impact that would not be acceptable within the residential area when comparing the impact against the existing arrangement.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Obscure glazing to the cloakroom window
5. No addit windows in south side

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.

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

Case Officer: Finlay Gardner Date: 06/12/2023

Authorised by: Jo Morin Date: 06.12.2023

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