Expiry Date - 13/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1148/23 **Recommendation – APPROVE**

Site: **70 Lavington Road Worthing West Sussex BN14 7SJ**

Proposal: **Hip to gable roof extension, rear dormer, front roof lights and side window, new entrance door, conversion of the existing detached garage into a granny annex and alterations to the existing rear extension including new roof, rooflights, bi-fold doors.**

Date of site visit: 27/09/23

Neighbours checked: Y

Additional neighbour notifications: Neighbours re-consulted following amended plans.

Site and Surroundings

The site is located to the north side of Lavington Road within a residential area of Worthing. The property comprises of a two storey semi-detached house with rendered elevations, a tile hung bay and hipped roof. The property is set back from the road behind a wall and parking area. There is a detached garage to the rear accessed via the side of the house. There are existing single storey extensions to the rear and a good size garden.

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

Proposal

Planning permission is sought for a hip to gable roof extension, rear dormer, front rooflights, alterations to the existing single storey rear extension including a new roof, enclosure of inset porch and conversion of the existing garage to a granny annex.

The hipped roof to the west side of the building would be extended to form a gable finished in tiles to match the existing building. A window would be inserted in the side gable serving the stairs to the loft room. Three roof lights would be added to the front roof slope.

The proposed rear dormer would measure approximately 5.8m wide x 2.65m high x 3.4m deep, finished in tiles to match the existing roof and with two windows to the rear serving a bedroom and shower room.

The existing single storey rear extension would be reconfigured within the existing footprint to form an open plan kitchen/dining/living space with bi-fold

doors to the rear. The monopitch and flat roofs of the rear extension would be removed and replaced with a flat and hipped roof of 3.85m high to the flat roof and 2.5m high to eaves. Three roof lights would be inserted to the flat roof.

The inset porch to the front would be enclosed by adding a new entrance door within the existing arch.

The existing garage would be converted to a granny annex by replacing the garage door with a wall and window, inserting a new window to the rear and extending the pitched roof to the rear across the flat roof. The internal accommodation would provide a living space with small kitchenette and shower room.

The application has been amended to remove the high monopitch roof extending from eaves level to the rear, across the rear elevation and replace this with a flat and hipped roof, to reduce the rear dormer and add a fascia detail and to retain the arched entrance to the front.

Relevant Planning History:

None relevant

Consultations:

Environmental Health - Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area

Private Sector Housing - The garage has been presented as a fully self-contained unit of accommodation with a separate access and unconnected to the main building. The dwelling has a GIA of only 15sq.m as compared to the national technical space standard of 37sq.m

If the officer is minded to approve the development, either facilities should be removed from the self-contained dwelling to make it clear that occupation is tied to the main building, or a robust condition must be in place to ensure that it is only occupied by members of the family and is not let out or sold as a separate unit of accommodation.

WSCC Highways - Lavington Road is a residential D class road located in Worthing. This proposal seeks to convert the existing garage into a granny annexe with extensions and alterations to the host dwelling; the annexe will be ancillary living space for the host dwelling. The existing dwelling is served with a frontage driveway access which will remain to serve the host dwelling and annexe, the garage is situated to the rear of the property.

Access and Parking
When considering the parking demand for this site, it is noted that the dwelling currently has three bedrooms, which will become 4 with the loft conversion. The proposal would see an additional 2 total bedrooms gained within the site; however, it is not considered that this would materially change the demand for parking at this location and three parking spaces as current should be satisfactory to serve the likely demand.

Any additional car parking generated could be accommodated for on street, which should not cause a nuisance or restrict the flow of traffic. It appears that this is an existing practise along Lavington Road and parking restrictions are in place at key locations on the network to prevent any parking in unsafe locations on the publicly maintained highway.

In terms of sustainability, the site is served with street lit linking pedestrian footways leading into Broadwater and bus services operate from Poulters Lane A2032 offering alternative means of transportation to Midhurst, Durrington, Petworth, Worthing and Brighton. Secure and covered cycle parking is advised to be conditioned if the Local Planning Authority deem this an acceptable request.

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 that there are no transport grounds to resist the proposal.

Southern Water - Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

Representations:

One neighbour representation as follows:

One aspect of the proposal is giving us some concern. That is the North facing roof Dormer windows. As we see it, (and we live in a small bungalow at the bottom of their garden), we 'Will' feel very overlooked, - as we look out of our lounge or in our garden it would appear to us as a 'Town House' which is really not in keeping with all the other properties that we can see. We do feel that this development would have a negative impact on our privacy and property. We wish them all the best and understand the wish for a Granny Annex.

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

The street scene is varied in character with a mix of bungalows and two storey houses, detached and semi-detached properties of various design and form. The application property is one of a small group of 6 houses that are of the same design and form. Various extensions and alterations have been made to properties in the road including hip to gable roof extensions, rear dormers and extensions.

The proposed hip to gable extension would be visible from the road but would be finished in tiles to match the existing roof and would not appear dominant or intrusive in the street scene. There are other examples of hip to gable extensions in the immediate street scene including at the property opposite. The proposed development would not appear out of character with the wider locality.

The proposed rear dormer would be mainly screened by the proposed gable and would be set in from the side of the roof, down from the ridge and set up from eaves level. The proposed dormer would be subsidiary in scale and would not dominate the roof scape. The amendments made to the design of the dormer have improved its appearance. The dormer would be finished in matching tiles and would not appear out of keeping in the area.

The changes to the rear extension would be visible in glimpses down the side of the house however this is set back a good distance from the road and would not appear prominent in the street scene. The flat and hipped roof form is not a particularly attractive design but given its limited visibility it is not considered to have any significant adverse impact on visual amenity. There is no change to the footprint of this extension, only the roof form.

The garage would be retained as existing other than for replacement of the garage door with a window to the front and extension of the pitched roof to the rear across the flat roof. The garage is in a set back position to the rear of the house and would retain its appearance from the road other than with the addition of a window to the front. There would be no significant impact on the character of the property or wider street scene as a result of this change.

The existing porch to the front would be enclosed by fitting a door to the front. The amended application ensures that the arched detail of the porch is retained thereby preserving the character of the existing building.

There would be no significant adverse impact on the visual amenities of the locality as a result of this application.

Annex

The proposed annex is constrained by its small size and would offer limited facilities for a family member. There is no separate bedroom and no full kitchen and therefore the annex would be reliant on the main house for full facilities. Subject to a condition ensuring that the annex is used for purposes ancillary to the main property as a whole as a single dwelling house and that it shall not be occupied as an independent dwelling unit or by anyone other than a family member related to the main occupants, this is considered acceptable.

Residential Amenity

The most affected neighbours are those to the sides at No.68 and 72 and to the rear at No.59 and 61 Poulters Lane.

No.68 is the adjoining house to the east side and has a conservatory and single storey extension to the rear. The proposed new roof to the existing rear extension would be higher than existing where it is adjacent to the boundary with No.68 but would drop down in height forming a hipped roof to the rear. The higher flat roof section would not extend as far to the rear as the neighbours conservatory and this is not considered to cause any excessive overshadowing or loss of light to their property. The proposed rear dormer may present some additional opportunities for overlooking to the neighbour's garden however this would not be significantly different to the views already available from the first floor windows. Furthermore, views from the dormer would be directed across the applicant's own garden and would not significantly affect privacy. The conversion of the garage to a granny annex would not change the use of the site which would remain residential. Due to the limited size of the annex and its reliance on the main house, this is not considered to result in additional noise and disturbance over and above that associated with a typical residential use. The hip to gable extension and enclosure of the porch would not affect these neighbours.

No.72 is located to the west side of the application property and separated by the driveways each leading to garages at the rear. The hip to gable extension is not considered to result in any additional overshadowing of the neighbours property or to diminish light to their side windows due to the gap between properties of approximately 5m. The window proposed to the side gable would serve a staircase and would not result in overlooking or loss of privacy. The rear dormer is set in from the side of the roof and would not result in overlooking or loss of privacy to the neighbour's garden. The changes to the roof of the rear extension are at single storey height and set in from the boundary and

would not have any adverse impact on these neighbours. The pitched roof of the garage would be extended to the rear across the flat roof. The neighbour's garage is adjacent to the boundary but has a flat roof and therefore the top of the roof as extended would be visible from the neighbour's property. The garage at No.70 extends about 0.55m further back than the neighbours garage but would not appear overbearing or oppressive in views from the neighbour's garden. Use of the garage as an ancillary annex due to its small size and re-use of an existing building would not be considered to intensify the use of the site over and above that typical of a residential dwelling. The roof light to the side of the converted garage would be above eye level and would not result in overlooking or loss of privacy.

The rear elevation of the application property is over 45m from the rear elevations of the properties at Poulters Lane and there would be no overlooking or loss of privacy as a result of the rear dormer at this distance.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Parking

Although the application includes conversion of the garage it is clear that the garage is not currently used for parking vehicles due to the narrow driveway and placement of bins which prevent access by car. The existing parking to the front driveway would be retained as existing and there would be no additional demand for on-street parking as a result of this application. There are no transport grounds to resist the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings to west side elevation of garage
5. Annex to be used as ancillary accommodation for family member only
6. Garage roof extension to match existing roof in height, form, pitch and materials

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.

Expiry Date - 13/10/2023

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

Case Officer: Amanda Haslett Date: 18/01/24

Authorised by: Jo Morin Date: 18.01.2024