Expiry Date - 04/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1492/23 Recommendation – APPROVE

Site: 54 Henty Road Worthing West Sussex BN14 7HF

Proposal: Construction of two-bedroom single-storey detached dwelling in part of garden west of No. 54, utilising existing parking space, with 1no. new parking space to serve 54 Henty Road. (Resubmission of AWDM/0567/20). Application to Vary Condition 2 of previously approved on appeal AWDM/0956/20. Amendment: An alteration to enable light tunnels.

Date of site visit: Aug 2019.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site comprises a building plot formally the garden of 54 Henty Road. No 54 has undergone refurbishment. No 54 has two projecting bays with a central door and comprises materials of brick and render. There is parking on the frontage for approx. 2 cars.

Henty Road comprises a mixture of bungalows and two storey houses. At the western end it is predominantly bungalows. Immediately to the west of No 54 is the access to Henty Close a cul de sac of similar bungalows facing into the close. The properties have good sized front gardens. No 56 and its pair No 58 Henty Close have a frontage in line with the side elevation of No 54 Henty Road. Further to the west across Henty Close is a semi-detached bungalow which has a detached garage to its eastern side. The property has mature hedging/trees to the eastern boundary.

Proposal

The application is an amendment to AWDM/0956/20 for the Construction of a two-bedroom single-storey detached dwelling in part of the garden west of No. 54. The dwelling was allowed on appeal.

The amendment is to insert two roof light tunnels in the north rear roof slope 0. 2m wide. The roof lights would be relatively central on the roof. The section drawing suggests that this would potentially light a loft space.

Relevant Planning History:

Expiry Date - 04/01/2024

03/01316/FULL-Erection of a two bedroom bungalow on land adjacent to 54 Henty Road- Refused on the following grounds:

1. The proposed dwelling on an open area to the side of existing bungalow would project forward of the established building line in Henty Close and appear cramped and have a harmful effect on the appearance of the streetscene. The application is contrary to Policies BE1, H2 and H18 of the adopted Local Plan, Policies G5, G7 and B2 of the adopted West Sussex Structure Plan 1993 and Policies CH1 and DEV1 of the West Sussex Structure Plan 2001-2016 Deposit Draft.

2. The design of the proposed bungalow is out of keeping with the design of the existing neighbouring bungalows. The proposal is therefore contrary to Policies BE1, H2 and H18 of the adopted Worthing Local Plan, Policies G5 and B2 of the adopted West Sussex Structure Plan 1993 and Policy DEV1 of the West Sussex Structure Plan 2001-2016 Deposit Draft.

AWDM/0567/20- Construction of two-bedroom single-storey detached dwelling in part of garden west of No. 54, utilising existing parking space, with 1no. new parking space to serve 54 Henty Road. REFUSED

1. The proposed dwelling on an open area to the side of the existing bungalow would by reason of its size and siting forward of the distinctive established pattern of development framing and within Henty Close appear cramped and have a detrimental effect on the character and visual amenity of this part of Henty Road /Henty Close. The proposal would therefore be contrary to saved policy H18 of the Worthing Local Plan, Policy 16 of the Worthing Core Strategy, the Guide to Residential Development SPD 2013 and the NPPF.

AWDM/0956/20- Application for a Lawful Development Certificate for a Proposed hip to gable roof extension with rear dormer and front roof lights.

Allowed on appeal

AWDM/1866/22- Application for Approval of Details Reserved by Condition 9: (Hard & Soft Landscaping), Condition 10 (Boundary Treatment) and Condition 11 (Bike Shed details) of approved application AWDM/0956/20- APPROVED

Consultations:

None undertaken

Representations:

None

Expiry Date - 04/01/2024

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM1, DM2, DM5, DM16, DM17, DM18,
National Planning Policy Framework (CLG 2023)
Guide for Residential development SPD 2013
CIL

Planning Assessment

The principle of a dwelling has been accepted in this location following an planning appeal, the key issues are the impact on the visual amenity and residential amenity of the amended scheme.

Impact on the character of the area

The 'Guide for Residential Development' (SPD) indicates that all new development will be expected to demonstrate good quality architectural and landscape design and use of materials. In particular, new development should display a good quality of architectural composition and detailing as well as responding positively to the important aspects of local character, exploiting all reason opportunities for enhancement. Where appropriate, innovative and contemporary design solutions will be encouraged.

The proposed light tunnels would be to the rear of the building. They would be below the ridge line of the proposed dwelling and would not be visible from the street scene to the front. There would be some visibility to the rear but the narrow pipes and proposed projection would mean that they would not be visually obtrusive.

Impact on residential amenity

The light tunnels would be central on a rear roof slope. They would not have an impact on the residential amenity of neighbouring properties.

Community Infrastructure Levy (CIL)

The proposal is liable to CIL

Recommendation

APPROVAL

2) The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed site layout plan, proposed roof plan, proposed street scene elevation, block plan & location plan - Plan Ref: 1192020/01 & Proposed ground floor plan, elevations and

proposed cross sections A-A & B-B – Plan Ref: 1192020/02.

3) None of the building operations hereby permitted shall be carried out on that part of the application site notated as garden area to the side of the proposed development on Plan Ref: 1192020/01 and that land shall not thereafter be used for any purpose other than as garden land. For the avoidance of doubt this side garden area is identified on the plan as having a width of 3.9metres and extends the full depth of the plot.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure, that exceed a height of 1.2 metres above ground level, shall be erected on the curtilage of the side garden area identified in Condition 3, that is adjacent to Henty Road, Henty Close or No 56. Henty Close.

5) No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

6) Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or altered externally or any incidental building over 5 cubic metres in volume erected within its curtilage.

7) Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the dwelling

8) No development shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works, which shall include on site infiltration testing to be undertaken to confirm the viability of the proposals, shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

9) The landscape works agreed under AWDM/1866/22 shall be carried out in accordance with the agreed details. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

10) The boundary treatment agreed under AWDM/1866/22 shall be provided prior to occupation of the building.

11) No part of the development shall be first occupied until the bike storage approved under AWDM/1866/22 has been provided.

12) The use of the access shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on approved plan ref 1192020/01.

13) No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved plan ref: 1192020/01. These spaces shall thereafter be retained at all times for their designated purpose.

14) No part of the development shall be first occupied until the electric vehicle charging spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

15) No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and between 08.00 and 13.00 hrs on Saturday. No works shall take place on Sundays or on Bank or Public Holidays

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.

New Address
CIL

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

Case Officer: Jackie Fox Date: 20.12.23

Authorised by: Jo Morin Date: 20.12.2023

Expiry Date - 04/01/2024