Expiry Date - 19/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0882/24 **Recommendation – APPROVE**

Site: **Salvington House 65 Furze Road Worthing West Sussex**

Proposal: **Demolition of glazed link and renovations to building including enlargement of eaves to create overhang, replacement of UPVC fascia boards with timber cladding, installation of new external staircase to rear, replacement windows and doors and internal alterations to accommodate additional bedrooms and removal of the swimming pool.**

Date of site visit: 27/08/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Furze Road, close to the edge of the development boundary and the SDNP which lies approximately 17.5m to the west of the site. The large plot is occupied by two buildings; the main residence consisting of a mid-century, multi-level, brick built, flat roof dwelling with roof terrace and a smaller traditional hipped roof bungalow used for storage/housekeeping. A glazed conservatory extension, added in 2000 currently links the buildings forming the entrance for both. Access to the site is via two pedestrian gates and a driveway (to the eastern edge of the frontage) leading to a parking area at the front of the bungalow. There is an extensive garden to the rear including a pond, mature trees and a steep slope and a courtyard and various planted areas to the front. The site is set back from the road behind tall evergreen hedging and a wall.

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

Proposal

Planning permission is sought for removal of the glazed link and renovations to the building including enlargement of the eaves to create an overhang, replacement of UPVC fascia boards with timber cladding, installation of a new external staircase at the rear, replacement windows and doors, and internal alterations to accommodate additional bedrooms and removal of the swimming pool.

The glazed link that joins the main house at No.65 and the bungalow at No.63 (within the same plot) would be removed and the entrance door retained as existing.

The eaves of the building including the lower and upper roofs would be extended out (approx. 20 to 30cm to the sides and up to 80cm to the rear upper eaves) to form an overhang with exposed timbers to the rear. The UPVC fascia boards would be replaced with timber cladding to match the detail to the front of the house.

A new external staircase would be installed to the rear of the building providing access from the existing terrace (upper floor) down to the rear patio at ground level. The eaves overhang would be extended to the east side of the lower ground floor around the proposed stairs.

Timber framed glazing throughout the building would be replaced with composite Aluclad windows and doors within the existing openings.

A window to the front would be blocked up with brickwork to match the existing building.

The internal layout would be modified to remove the swimming pool, sauna, spa and wine store at lower ground level and provide 2 new bedrooms, 2 ensuite, a gym, store and family bathroom and at upper ground floor level to change the dining room to an office and the morning room to a dining room.

The application has been amended to remove the new vehicle gate, front landscaping, garage extension and rooflights from the proposal.

Relevant Planning History:

00/00009/FULL - Proposed conservatory linking numbers 63 and 65 – Approved

98/05200/FULL - Erection of double garage and formation of two access points onto Furze Road - Approved

Consultations:

WSCC Highways – WSCC commented on the proposal and were re-consulted following earlier amendments to address their concerns, for which they were satisfied with, however the new vehicle gate and driveway have now been removed from the proposal.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 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 property is on lower ground that slopes down from road level to the south and is set back from the road behind a tall evergreen hedge that runs the length of the frontage, screening views of the existing building other than for the upper windows and upper roof. There are also mature trees within the front garden that provide further screening of the building.

Works originally proposed to the site frontage have been removed from this application and the remaining works are limited to minor elevational changes that do not alter the form or scale of the building.

The extended eaves would reflect the existing overhanging eaves with exposed beams and timber cladding to the front upper roof of the building and would enhance rather than detract from the character of the building. Replacement of the UPVC fascia boards with timber cladding would also improve the appearance of the building, resulting in a more cohesive aesthetic across the building as a whole.

Windows and doors would be updated throughout with new timber frames and aluminium cladding with simplified glazing, modernising the appearance of the building and providing a unified appearance.

The new external staircase located centrally to the rear of the building would complement the building and would not detract from the character of the property.

Removal of the glazed link addition would revert back to the original form of the dwellings appearing as two separate buildings of different character and would not result in harm to the character of the area.

The works to create a new vehicular access, front extension and landscaping to the frontage have all been removed from this application.

The works are considered to enhance the appearance of the property whilst preserving its unique character and there would be no adverse impact on the character of the building or the visual amenities of the locality.

Residential Amenity

The only neighbours affected by this proposal are to the west side at No.67 Furze Road. The only changes proposed to the single storey part of the building

adjacent to the boundary with No.67 are a minimal increase to the eaves overhang at the rear. The height of the eaves would remain as existing and the roof overhang would be fully contained within the site boundary. The deeper roof overhang proposed to the rear of the upper roof eaves is positioned about 4.5m from the boundary and would not result in any increase in overshadowing or appear overbearing to the neighbouring property. There are no new openings proposed only windows being replaced within existing openings and there would be no overlooking or loss of privacy to the neighbour. The addition of an external staircase to the east side of the existing rear terrace would not be seen from the neighbour's property and would not increase overlooking in any way. This staircase is intended to improve the functionality of the upper floor terrace, to facilitate easier access between the two existing outdoor levels.

No other neighbours would be affected by the proposal.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. No new openings to west side elevations of existing building

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? N

Case Officer:	Amanda Haslett	Date:	20/01/25
Authorised by:	Jo Morin	Date:	21.01.2025