Expiry Date - 23/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1015/24 Recommendation – APPROVE

Site: 10 Salvington Hill Worthing West Sussex BN13 3AS

Proposal: Single detached garage to the front of the property.

Date of site visit: 24.10.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow dating from the mid-C20 occupying a wider than average plot on the East side of Salvington Hill. It has been enlarged by rooms in the roof with front dormers, side and rear extensions and a rear conservatory. There are 2no large detached outbuildings in the rear garden adjoining the north and south side boundaries. The bungalow is set well back from the edge of the highway. There is a vehicle access leading onto a surfaced parking area on the northern half of the frontage. It is parked with several vehicles, including some under tarpaulins. The southern half of the frontage is bisected midway by a line of small trees and shrubs, with an area of lawn closest to the bungalow and an area of rough ground (currently used informally for storage) loosely encircled by trees, located towards the front boundary.

The road carriageway on Salvington Hill briefly narrows directly in front of No.10 with the footpath on this side interrupted by a small group of trees and dense undergrowth growing within the highway verge. The narrow carriageway and tall naturalistic landscaping growing within the verges on either side of Salvington Hill lend this part of the road, close to its junction with Arundel Road (A27), an enclosed, semi-rural feel before becoming more open in character at the road rises to the north.

The site is not listed or locally listed, and is not within a Conservation Area. There are no TPO trees on the site. Salvington Hill is identified as an Environmental Area of Special Character.

Adjoining the site on lower ground to the south is 8 Salvington Hill, a detached 2-storey house. It is set well back from the edge of the highway but sits slightly further forward (west) in its plot than No.10. A vehicle access on the south side of the front boundary leads to a frontage parking area. The remainder of the front garden consists of a lawn with mature planted borders.

Proposal

Permission is erect a detached garage/car port within the front garden. It would be 7m deep and 4m wide with a shallow, dual pitched roof 2.2m high (1.8m high at eaves). The building would be sited at 90º (i.e. side-on) to the front boundary within the southern part of the site frontage. At its closest, it would be sited 3m from the front boundary and 3.6m from the common boundary with No.8. It would be constructed from 10no timber posts bolted to a 150mm concrete base with black horizontal cladding to the east, west and south elevations (open at the front), with the roof covered in shingles to look like tiles.

The garage/car port building would be accessed from the existing vehicle access and adjacent surfaced parking area. It is understood from discussions on site that the garage would house one of the existing cars on the site frontage (currently covered by tarpaulin) with light maintenance work undertaken on the car as a hobby.

Relevant Planning History: None

Consultations:

WSCC: The Local Highway Authority has raised no objection.

Representations: High Salvington Residents Association comments that the site is already overdeveloped.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (MCHLG 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

Policy DM5 requires all new development – including householder development – to be of a high design quality and respect and enhance the character of the site and the prevailing character of the area.

Policy DM24 identifies the Environmental Area of Special Character as a material consideration in determining planning applications. In Salvington Hill this character, particularly at its southern end, is derived from the narrow width of the road carriageway combined with mature landscaping on either side, and resulting strong sense of enclosure.

It is considered there is sufficient space on the generously proportioned site frontage to accommodate the proposed garage/car port building without it appearing cramped or overdeveloped seen in relation to the front of the bungalow. Nevertheless its siting forward of the dwelling would be uncharacteristic of the wider pattern of development in this residential area. The front of the garage/car port would be clearly visible in views from the north in Salvington Hill, seen through the existing vehicle access/opening on the front boundary. On the other hand, it would be mostly screened in views from the road directly opposite and to the south, owing to the group of trees growing within the highway verge (as well as those within the site itself). This specific site context is unique within the road and in the circumstances it is considered that a garage/car port building in this part of the front garden, designed to integrate with its verdant setting, would not appear overtly conspicuous or harmfully out of keeping with the special character of the road.

With this in mind, and for the avoidance of doubt, the Applicant has agreed to a condition stipulating that the external materials for the wall cladding should consist of dark-stained horizontal timber weatherboard, with timber shingles on the roof.

The garage building would be sited within an existing small clearing. It is not intended to remove any existing trees. The trees within the garden are in any event small/medium mediocre specimens which would not in themselves merit a preservation order albeit contributing to the ‘green’ character of the wider area. Constructed on a 150mm deep concrete base it is considered the proposed works would not harmfully impact the existing tree roots.

Residential Amenity

The only affected property is No.8 on lower ground to the south. Although the garage/car port structure would be visible from the front garden of No.8 above the boundary fence it would not overbearing or visually intrusive seen in the context of the existing landscaped garden. Ideally it will lead to a tidying up of the open storage currently taking place in this part of the front garden.

It is considered pertinent to impose a condition stipulating that that garage/car port building should not be used for commercial car repair works

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Specified materials
4. Garage/car port to be used for domestic purposes

Informative

Expiry Date - 23/10/2024

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? Y

Case Officer:	Jo Morin	Date: 07.11.2024
Authorised by:	Louise Prew	Date: 08/11/2024