Expiry Date - 07/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0045/24 Recommendation – APPROVE

Site: 50 Alfriston Road Worthing West Sussex BN14 7QS

Proposal: Single storey garden room/home office in rear garden

Date of site visit: 27/02/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to the rear garden of a bungalow on the eastern side of Alfriston Road. Each of the neighbouring plots has a good sized front and rear garden, with a well located detached property.

The site is not located within a conservation area and the building is not listed.

Proposal

Permission is sought to introduce an outbuilding to the rear of the application site. The proposed development will have a footprint of 7m by 5m. Beyond the proposed footprint is a canopy which measures 0.45m in depth.

The outbuilding is proposed to be clad with Douglas fir on the south and west elevations. On the southern elevation there are proposed to be windows, on the western elevation there is an access door and window. The other elevations do not have any openings and will be constructed of different materials consisting of coated sheet metal.

Relevant Planning History:

None.

Consultations:

None.

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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 outbuilding is in the rear garden and is modest in scale it will not be harmful to visual amenity. The scale of the footprint isn't of a scale that would result in the dominance of the amenity space. With the outbuilding being subservient in scale it allows for a majority of the amenity space to be retained and over 50% of the plot size around the house to remain undeveloped.

The location of the outbuilding means that there will be no views available from within the public realm. This will also allow for the introduction of the new materials to not result in an impact that is not detrimental to the area.

Residential Amenity

The properties which are most likely to be effected are those directly adjoining the site. In this instance it is the properties to the north and south.

The proposal garden is boarded with fencing to 1.8m, the neighbouring property to the south has an outbuilding of its own and the outbuilding is set off this shared boundary by approximately 4.5 metres. As such it is not considered that there will be an unacceptable impact on these neighbours.

The property to the north will be impacted the most. This is due to the outbuilding being located in the north eastern corner of the application site. The maximum height of the proposed development is 2.7m and slopes down to 2.6m. There is proposed to be a 0.6m separation distance from the side and rear boundary. Furthermore the close board fencing blocks the views and from the neighbouring property. It also insures that there is a reduced impact in the form of overbearing and in the case of enclosing the neighbouring amenity space. Whilst there will be some impact on the light into the amenity space it is not considered to be at a detrimental level given the height of the outbuilding and separation from the boundary. There would not be an impact on the internal habitable space of the neighbouring property.

To the rear of the site there is an access road that has a garage. The garages and access road provides a separation distance between the rear boundary of the site and the neighbouring properties to the rear. As such it is considered that there will not be an unacceptable impact on these neighbours.

In order to ensure the use of the outbuilding is not to the detriment of the amenity of the neighbouring properties a condition will be attached to the permission to ensure that the use is incidental to the enjoyment of the dwellinghouse only.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. No further openings
4. Incidental use only

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: 18/03/2024

Authorised by: Louise Prew Date: 20/03/2024