Expiry Date - 05/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1506/23 Recommendation – APPROVE

Site: 50 Coleridge Crescent Worthing West Sussex BN12 6LT

Proposal: Conversion of integral garage into utility room with associated elevation alterations

Date of site visit: 27/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to No.53 Coleridge Crescent, a semidetached two storey property. Coleridge Crescent is constructed of pairs of properties, within the northern aspect of the crescent. The uniform character with garages attached to the front creating a protrusion. A number of the properties along the crescent have already converted the attached garages into habitable accommodation.

Proposal
The proposal relates to the conversion of the garage to the front of the property into habitable accommodation. This would result in no increase to the footprint of the application site but the alteration of the fenestration.

The only visible aspect that would be amended by the development is that of the garage door being altered to a front wall and window.

Relevant Planning History:
98/05142/FULL – Proposed Conservatory to the Rear of the Property. Application Approved 21/07/1998.

Consultations:
WSCC Highways –
“No alterations are proposed to the existing access arrangement. The LHA does not anticipate that the proposed development would give rise to a material intensification of use of the existing access point.

From inspection of the plans, the existing garage does not meet the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it may be too small to accommodate a modern-sized car. It is not unreasonable for the LHA to assume the garage is currently being used for other purposes, such as storage. Therefore, no

concerns are raised over loss of existing parking provision. One existing car parking space is to be retained on the driveway.
In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal."

Representations:
None

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
Due to the location to the front of the property the proposed development will be highly visible from within the street scene.

The impact of the conversion to the garage will need to be carefully considered to ensure that there will not be an unacceptable impact on the character of the area. The visual impact will be minor in nature with a minimal increase in the height of the existing garage structure resulting in a visually subservient addition. The design with materials to match that of the existing dwelling results in a sympathetic addition to the existing dwelling.

Furthermore, there are a number of sites within the crescent that have already converted their garages to the front. As such there is a precedent for the proposed amendment.

Residential Amenity

No detrimental impact to the neighbouring dwelling due to the minor scale nature of the proposal and footprint of the existing dwelling not increasing.

With the proposed development not resulting in any alterations in height or footprint there is not considered to be any change in the relationship between the existing dwelling and the neighbouring property. As such it is not considered that the proposal will result in any overlooking, overshadowing or overbearing impact that does not currently exist.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of the conversion.

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: 04/01/2024

Authorised by: Jo Morin Date: 04.01.2024