Expiry Date - 07/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0550/23 **Recommendation – APPROVE**

Site: **57 The Boulevard Worthing West Sussex BN13 1JZ**

Proposal: **Proposed garage in the front garden adjacent to the north-west boundary of the plot.**

Date of site visit: 16/05/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of The Boulevard close to the roundabout at the junction with Palatine Road, within a residential area of Worthing. The property is on a triangular plot with a wide frontage narrowing to a point at the rear. The property comprises of a detached, two storey house with brick elevations and pitched and hipped roof forms. The property is set back from the road behind a low wall, fence and hedge. There is a paved driveway to the front and integral garage and garden areas to the side and rear of the property.

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

Proposal

Planning permission is sought for a detached garage within the front garden, located adjacent to the north-west boundary of the site.

The proposed garage would be positioned 14.38m from the front north-east boundary, 0.2m from the side north-west boundary and 2m from the corner of the house to the south-west. The garage would measure 3.5m wide by 4.5m deep with a pitched roof of 2.4m high to eaves and 3.6m high to the ridge. The garage would be constructed on a brick plinth with weatherboarding elevations, a plain tile roof and roller shutter door. There would be two roof lights to the south side elevation and the garage door would be off centre to allow a workbench to be fitted to one side.

The application has been amended to reposition the garage from the front corner of the site to closer to the house, reduce the size from a double to a single garage and alter the design.

Relevant Planning History:

AWDM/0269/22 - Application for a Certificate of Lawfulness for a proposed single storey rear extension - Approved

10/0016/FULL - Construction of a dormer roof extension on front elevation - Approved

Consultations:

WSCC Highways - This application is for the erection of a double-bay garage. The site is located on The Boulevard, a C-classified road subject to a speed restriction of 30 mph.

The proposed garage falls slightly short of the minimum internal specifications for double-bay garages of 6m x 6m as set out in Manual for Streets (MfS). To ensure that modern sized cars can be accommodated within, the LHA advise the applicant to enlarge the proposed garage to 6m x 6m.

Notwithstanding the above, the site benefits from an existing driveway which appears of suitable size to accommodate a sufficient amount of parking for the host dwelling. On-site turning appears achievable, allowing cars to exit the site in a forward gear.

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 received to original or amended plans

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 property is located in a prominent position, close to a busy roundabout and views into the site are possible from the surrounding roads above the fence and hedge to the front boundary.

The garage in its position at the front corner of the site as originally proposed would have been clearly visible from the road and forwards of the building line, resulting in a dominant and intrusive addition that would have been significantly out of character with the street scene. The application was therefore amended, setting the garage back 14.38m from the front boundary and much closer to the house. Although the garage in its amended position would still be forwards of the application property, it would not extend beyond the front porch of No.1 to the north-west or the front gable of No.55 to the south and therefore would not disrupt the established building line of the area or the rhythm or layout of development. Given the triangular shape of the plot which narrows to a point at the rear and the lack of vehicular access down the side of the house, it would not have been possible to erect a garage at the rear or side of the house. In this set back position the garage is not considered to appear dominant or intrusive in the street scene or out of character with the area.

The appearance of the proposed garage with its timber weatherboard exterior and tiled roof is typical of an ancillary garden building and would not detract from the character of the property or its surroundings. The garage would be subsidiary in scale and form to the main house and would not dominate views of the frontage.

The amended plans have successfully addressed the initial concerns with the proposal and there would be no significant adverse impact on the visual amenities of the locality.

Residential Amenity

The most affected neighbours are those to the sides at No.1 Palatine Road and No.55 The Boulevard.

No.1 is located to the north-west and is positioned further forwards than the application property, on a similar shaped corner plot. There is a single storey side extension to No.1 but no windows facing on to the side boundary. The proposed garage would be set in 0.2m from the boundary with this property and would project approximately 1.25m further forwards than the nearest window to a habitable room (dining room) at the front of the neighbour's house and would be about 5m from the mid-point of this window. The proposed garage of this height and in this position would not result in overshadowing or diminish light to the neighbour's house. The proposal would not appear overbearing or oppressive or increase enclosure of the neighbour's property. There would be no overlooking or loss of privacy as a result of this application.

No.55 is located to the south of the application property and would be over 17m from the proposed garage and would not be adversely affected by the proposal.

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

Highways

The comments from WSCC Highways were received in response to the original plans for a double garage in the front corner of the site and no objections were raised on highways grounds. The amended proposal still provides sufficient parking and turning on site and is set back a sufficient distance from the vehicle crossover.

The proposal would not have an unacceptable impact on highway safety and there are no transport grounds to resist the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified

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: 14/08/23

Authorised by: Gary Peck Date: 15 August 2023