Expiry Date - 23/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0232/24 **Recommendation – APPROVE**

Site: **65 Mill Road Worthing West Sussex BN11 5DX**

Proposal: **Retention of new entrance to flats 65 and 65A (retrospective application)**

Date of site visit: 11/04/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Mill Road within a residential area of Worthing. The property comprises a detached, two storey house occupied as two flats, one at ground floor and one at first floor. The building has brick to the lower elevations and render above beneath a pitched roof with mock Tudor detail to the gable and a bay window and canopy porch to the front. There is a two storey flat roof side extension and single storey monopitch roof extension. The property is set back from the road behind a flint wall and paved driveway with parking for several vehicles.

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

Proposal

Retrospective planning permission is sought for retention of a new entrance to flats 65 and 65A.

Previously the entrance to these flats consisted of a single exterior door painted red and window leading into a communal lobby and 2 separate internal grade entrance doors to access the flats. The external steps were the width of the single door.

The entrance has been altered by removing the external single door and window providing an open fronted, covered lobby area with external grade doors to each flat finished in green. New cupboards housing the stopcock and meters have been installed within the covered lobby. The external steps up to the lobby have been widened to accommodate the double access and finished in tiles to match those used in the lobby area. The canopy above has been retained as existing.

The works were completed on 31/01/23.

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Relevant Planning History:

07/1063/FULL - Retention of new first floor bay with Juliet balcony and repositioned balcony rail – Approved

06/1388/FULL - Installation of door in first floor bay and extension of existing balcony to south elevation – Refused

04/00428/FULL - Extensions to front and rear of ground floor flat and conversion of existing garage to provide an additional bedroom together with replacement PVCu windows to ground and first floor flats – Approved

98/05371/CLE - Application for a Certificate of Lawful Development in respect of the use of the first floor as a self-contained flat - Approved

Consultations:

None required

Representations:

None received

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 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 proposed porch is visible from the road but set back behind a wall and driveway. The works have retained the timber frame of the original entrance and canopy above. The creation of an open lobby by removing the single door and window to the front does not detract from the character of the building or the wider street scene.

There are several examples of similar recessed entrances within the surrounding area and the works do not appear out of keeping in the locality.

There is no adverse impact on the character of the property or the visual amenities of the surrounding area as a result of these works.

Residential Amenity

The works do not affect any neighbours and do not have any detrimental impact on residential amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers (Retrospective consent)

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: Amanda Haslett Date: 12/04/24

Authorised by: Jo Morin Date: 12.04.2024