Development Control – Delegated Officer Report

Application Number: AWDM/0952/24 Recommendation: APPROVE

Site: 14 Ambrose Place Worthing West Sussex BN11 1PZ

Proposal: Demolition of existing garage and construction of new two-storey pitched roof garage building with solar panels to east and west (side) roof slopes. Proposed installation of new windows and new rear dormer to existing Grade II Listed dwelling house. (Revised plans - garage extended in length and rear fenestration altered, first floor ancillary office use).

Variation of Conditions application to approved AWDM/1847/22: (Condition 1 approved plans) to omit the void to the first floor located over the garage and extend floor.

Application Number: AWDM/0985/24 Recommendation: APPROVE

Site: 14 Ambrose Place Worthing West Sussex BN11 1PZ

Proposal: Application for Listed Building Consent for proposed demolition of existing garage and construction of new two-storey pitched roof garage building with solar panels to the East and West (Side) roof slopes. Proposed internal alterations and new rear dormer to roof slope to Grade II listed dwelling house. (Revised plans - garage outbuilding extended in length and rear fenestration altered, first floor ancillary office use).

Variation of Conditions application to approved Listed Building Consent AWDM/1848/22: (Condition 1 approved plans) to omit the void to the first floor located over the garage and extend floor.

Date of site visit: 30/07/2024

Neighbours checked: Y

Additional neighbour notifications: NA

Site and Surroundings

This house is on the north side of Ambrose Place and has a second garden on the south side of the road. It is a three storey mid-terrace property with a lower ground floor and rooms in the roofspace including a rear dormer. The whole terrace has deep gardens that back on to Richmond Road. The property is a Grade II Listed Georgian building and is located within the Chapel Road Conservation Area. At the rear and fronting Richmond Road is a single storey garage building. To the west, No. 27, is a two storey building which backs on to the pavement edge with a newsagents at ground

floor level. To the east and also abutting the Richmond Road pavement is a deeper single storey building in use as an office, No. 23. Otherwise the rear garden boundaries of these houses on Richmond Road are enclosed with brick and flint walls or garage doors except at No. 7 where there is a single storey cafe (Happy Teashop).

Proposal
The proposal seeks amendments to the approved scheme to extend the floorspace within the consented garage at first floor /mezzanine level. The proposal would result in the loss of one parking space.

Relevant Planning History:
AWDM/1847/22: Demolition of existing garage and construction of new two-storey pitched roof garage building with solar panels to east and west (side) roof slopes. Proposed installation of new windows and new rear dormer to existing Grade II Listed dwelling house. (Revised plans - garage extended in length and rear fenestration altered, first floor ancillary office use). Approved 28 June 2024

AWDM/1848/22: Application for Listed Building Consent for proposed demolition of existing garage and construction of new two-storey pitched roof garage building with solar panels to the East and West (Side) roof slopes. Proposed internal alterations and new rear dormer to roof slope to Grade II listed dwelling house. (Revised plans - garage outbuilding extended in length and rear fenestration altered, first floor ancillary office use). Approved 28 June 2024

Pending
AWDM/0944/24: Removal of existing timber picket fence and erection of new metal fence and gate

AWDM/0945/24: Application for Listed Building Consent for removal of existing timber picket fence and erection of new metal fence and gate

Others

AWDM/1478/23 - Application for Listed Building Consent for Demolition of existing garage, construction of new garage, internal alterations and installation of new external doors and windows to Grade II listed building. Granted 19.12.23

AWDM/1477/23 - Demolition of existing garage, construction of new garage, internal alterations and installation of new external doors and windows to Grade II. Granted 19.12.23

AWDM/0397/23 - Proposed erection of summer house in front garden south of 14 Ambrose Place involving removal of two trees. Refused

AWDM/1072/17 - Listed Building Consent to replace existing first-floor window on rear extension to north elevation with Regency period style window. Approved

AWDM/0708/13 - Refurbishment of balcony and railings to front (Listed Building Consent). Approved.

99/0610/LBC - Application for Listed Building Consent for the provision of a handrail on each side of the steps to the front door of the property.

827A/62 – Revised application for double garage including siting, elevations and roof treatment. Granted

827/62 - Erection of double garage in rear garden. Granted.

Consultations:

West Sussex County Council as LHA:
This application seeks the variation of Condition 1 of approved application AWDM/1847/22, to allow for amendments to the approved plans. WSCC in its role as Local Highway Authority (LA) provided consultation advice for application AWDM/1847/22, raising no highway safety concerns.
From inspection of the submitted plans, the proposed amendments appear minor, this being to omit the void of the first floor location above the garage, and extend the floor. The garage to be retained on the ground floor appears suitable sized. No highway safety concerns would be raised to the amendments.
In summary, the LA 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 115), and that there are no transport grounds to resist the proposal.

Officer's response: When asked to comment specifically on the loss of a car parking space the following was received:

The potential displacement of one car would not warrant a highway safety concern. Displaced vehicles would have to be accommodated on-street, and there are parking restrictions in place nearby that prohibit parking in places that would be detrimental to highway safety. You may wish to consider the amenity implications, but we wouldn't raise any objection our end.

Public health:
No comments, subject to the imposition of a previously agreed condition relating to noise from the ASHP/ If possible I also request the following condition be added. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works. Reason: To safeguard the residential amenity of the area.

Private sector housing:
No comments, subject to the imposition of a previously agreed condition relating to noise from the ASHP/ If possible I also request the following condition be added. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works. Reason: To safeguard the residential amenity of the area.

Representations:
One received in support of the application:
This application, like the 0952/24 one, is for a reasonable modification to proposals to maintain respect for the landscape while adapting auxiliary building to modern use and modern life. The applicant shave demonstrated respect for the purposes of the planning process. With other neighbours, we wish them well. We support them. (I am an ex-Member of Parliament.)
To avoid doubt, I SUPPORT this and the associated application.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM15, DM24
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

This application relates solely to the amendment to condition 1 (approved plans) to allow for an extension to the first floor / mezzanine within the proposed two storey garage. The key considerations are therefore the principle of additional floorspace, impact on the listed building, residential amenity and transport considerations. All other considerations remain as per the previous consent.

Principle of additional floorspace
The additional floorspace within the garage would form a home office and gym. These are considered to be incidental to the main use of the house and do not form a separate use. Conditions on the original permission will be transferred across to ensure that it is not used separately. The provision of additional residential floorspace is therefore acceptable in principle.

Impact on the listed building
The development relates solely to works within the consented garage. There will be no additional impact on the listed building.

Residential amenity
The proposal results in additional floorspace within the consented garage. The proposal increases the floorspace to the north where a window looks out over Richmond Road. The development faces the library so there will be no issues with residential amenity here.

The relationship facing south will not change as the floorspace does not come any closer to this window. Therefore, there will be no additional overlooking of properties to the east or west.

Transport
The garage is described in the original committee report as follows: “Internally the garage would have double storey parking with a wet room and garden room at ground floor and an office at first floor level.”. The proposal would remove the ability of the unit to be used as a second carparking space.

The LHA was consulted on the application; they raised no objection to the loss of the car parking space noting that the potential displacement of one car would not warrant a highway safety concern. Displaced vehicles would have to be accommodated on-street, and there are parking restrictions in place nearby that prohibit parking in places that would be detrimental to highway safety.

Recommendation

APPROVE FULL application subject to Conditions:-

1. Drawing Numbers
2. Time limit for original application
3. External materials to match
4. Sample of brick and flint
5. Incidental enjoyment of outbuilding
6. ASHP details
7. ASHP and PVs to be installed
8. Hours of work

APPROVE LBC application subject to Conditions:
1. Drawing numbers
2. Time limit for original application
3. Adequate measures to protect listed building
4. Damage to listed building to be made good

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: Louise Prew Date: 25/09/2024

Authorised by: Jo Morin Date: 27.09.2024