Expiry Date - 10/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0353/24 Recommendation – APPROVE

Site: 6 Chesswood Road Worthing West Sussex BN11 2AD

Proposal: Replacement of existing garage with single storey side extension to be used as annexe for dependant relative.

Date of site visit: 16.04.24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the south side of Chesswood Road, within a built up residential area and opposite Chesswood Junior School.

The property comprises of a semi-detached house with part brick and part render on the lower level and a two storey curved bay to the front and a hipped roof. The property has an attached garage with flat roof.

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

Proposal

The application which has been amended since originally submitted to take it off the boundary proposes the replacement of the attached garage with a single storey side extension to provide an annexe.

The proposed extension would be the full depth of the existing property and run along but just inside the western boundary which is at an angle. The extension would have a flat roof with central protruding roof lantern. Two window are shown to the front elevation and patio doors to the rear. The extension would provide a fully self contained one bedroom annexe with a door into the main hallway of the existing house. The extension would be in matching render.

Relevant Planning History:
AWDM/0270/18- Reinstatement of rear first floor balcony with new glazing below forming a right angle, ground floor, bay window corner- APPROVED

Consultations:

None undertaken

Representations:

No 4 Chesswood Road

Overall we have no issue in principal but have the following concerns around position and construction:
1. The boundary wall is identified as owned and maintained in our deeds (by no.4) we object to the position of the proposed extension projecting beyond the eastern elevation of the boundary wall.
2. During the construction given the age and material type the wall would need to be removed what is the proposal to replace.
3. During the construction of the proposed extension the foundations to the existing garage at no.4 will be undermined. We would object until agreement is reached on methodology and a boundary wall surveyor appointed by no.4 with fees covered by no.6 prior to commencement.

Relevant Planning Policies

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

Planning Assessment

Policy context

Policy DM5 states:

a) All new development (including extensions, residential annexes, alterations,
ancillary development, change of use and intensification) should:
i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;
ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;
iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;
iv) respect, preserve and where appropriate enhance, heritage assets and settings;
v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;

vi) include a layout and design which: take account of potential users of the site;
create safe conditions for access, egress and active travel (walking and cycling)
between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);
vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;

viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);
ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;
x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

Residential Annexes
b) Residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant.

Suitability of the annexe

The application proposes an attached annexe with full facilities. It provides a door into the main dwelling has patio doors to the patio and garden to the rear.

The annexe would remain ancillary to the main house. Appropriate conditions to ensure that the curtilage is not divided and the accommodation remains ancillary would be appropriate in this case and in accordance with the policy.

Visual Amenity

The proposed extension/annexe would be to the side of the property and replace an existing garage, it would not be unduly prominent and the design and fenestration would be in character with the existing dwelling and surrounding development many of which have single storey extensions or garages with flat roofs to the side.

Residential Amenity

The proposed annexe/extension would be to the side of the property and partly replace an existing garage. The extension would be deeper than the existing garage. No 4 has a flat roof garage which is set further forward but not as deep as the garage to No 6. No 4 has an extension to the rear with a small window in the east elevation. The property and window is set off the boundary. There is a low wall along part of the boundary between the properties and close boarded fence to a height of approx. 1.8m from the rear of No 4 garage to the remaining boundary between the properties. The brick and flint wall is still partly in place and lies inside of the fence within No 6. The extension has been amended and would come inside the wall by approx. 25mm. Although close to the boundary in view of existing fencing and garage to No 4 it is not considered that the proposal would cause detrimental overlooking or visual impact to No 4.

The occupants of No 4 have raised concerns about ownership of the boundary wall and foundations of the existing garage. The applicants have amended the application accordingly and a party wall surveyor has been appointed to prepare the necessary paperwork including methodology to preserve the integrity of the wall during construction. An informative to accord with the Party Wall Act is considered appropriate.

CIL

As an ancillary annexe under 100sqm the proposal would not be CIL liable***.***

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as indicated on the plans
4. No subdivision of the external plot
5. Only for a dependent relative and ancillary to main dwelling.

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.

Party wall

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Is recommendation contrary to letter(s) of representation? Y

Case Officer: Jackie Fox Date: 22.05.24

Authorised by Louise Prew Date: 22/05/2024