Expiry Date - 29/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0857/23 Recommendation – APPROVE

Site: 14 Sea Close Worthing West Sussex BN12 4BQ

Proposal: Proposed attached garage conversion with front extension and two roof lights to the side (North) elevation.

Date of site visit: 23/08/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located to the south-easterly side of Sea Close which is a cul-de-sac off Sea Place. The property is a detached two-storey household which benefits from a generous sized building and plot. Elevations are comprised of predominately white render with a vertical strip of facing brick to the marginal projection of the façade. Further brick detailing of the building includes a brick solider course under the fascia, brick soldiers to the original openings, and a brick skirt. The roof is hipped and comprises distinctive green concrete pantiles. This aesthetic is common along Sea Close although there are examples of differing roof styles insofar as the tiling material and colour is concerned. Openings of the property are predominantly anthracite grey in colour.

The house is set back a moderate distance from the public realm behind a gravel driveway which widens in conjunction with the plot size. An adjoining garage is set a good distance behind the principal front of the house (approximately 4.3m) and projects from the northerly elevation. The garage has a white counterweight door and steep pitch and the elevations and roof tiles match that of the house. The property has undergone recent extensions and alterations to the rear (granted under AWDM/0281/20) which appear to have been completed. A small outbuilding abuts the boundary to the north, situated slightly behind the garage.

The adjacent properties are at an oblique angle to the application property and similarly enjoy a good sized building with a similar form and scale. It appears these properties have also been extended.

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

Proposal:

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Permission is sought for a garage conversion including a single-storey front (west) extension to provide a multi-purpose space and garage storage and a staircase to a mezzanine for loft storage within the pitched roof.

The garage would retain its existing size and most of its appearance including the distinctive green concrete pantiles (as agreed following discussions with the agent). The garage door would be removed to accommodate the front extension, of which would measure approximately 2.76m deep, 2.6m wide, and 2.6m to flat roof level. An obscured glass block glazed window is proposed to the front of the extension and a door to the side (north). The extension would comprise a rounded reveal edge, matching elevations, and matching flashing to what has been applied to the porch and rear extension on the flat roof.

To the garage, a replacement, slightly enlarged window is proposed to the side (north), along with a porthole window with brick surround inserted to the rear (east), and 2No. roof lights. The roof light which serves the mezzanine would be obscure glazed and fixed shut, as agreed with the agent.

Relevant Planning History:

Permission granted at the application property for Removal of existing extensions, proposed new single storey rear/side extension and covered canopy under AWDM/0281/20, (constructed in 2022) decision issued 21/04/2020.

Permission granted at No.16 for proposed single storey side extension and garage under 91/05712/FULL, decision issued 24 Jan 1992.

Permission granted at No.12 for two story rear and single-storey side/rear extension, front porch, and raised rear patio under AWDM/0211/16, decision issued 14 Oct 2016.

Consultations:

West Sussex County Council Highways Authority

This application is for the conversion of existing garage to habitable space with front extension. The site is located on Sea Close, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed conversion and extension are not anticipated to give to a material intensification of use of the existing access.

A single-bay garage will be lost as part of the proposals. However, an existing driveway is to be retained, which appears of sufficient size to accommodate a suitable amount of off-street parking for a dwelling of this size and location.

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.

Relevant Planning Policies and Guidance

National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 proposed extension would project forward of the existing garage and constitute a noticeable alteration from the view of the street scene. Whilst there is little evidence of this nature of extension within the street scene, it is not considered to result in a materially harmful impact; it would be of a modest size and scale, set back from the principal front of the house (by approximately 1.5m) and would assimilate by virtue of the backdrop of the garage which would comprise matching elevations. Following discussions with the agent, it was agreed that the existing green concrete pantiles to garage roof be retained instead of the originally proposed slate tile replacements in order to preserve the character of the building and its aesthetic in the street scene. The gridded style of the front window would differ from the existing fenestration to the façade, however, this is considered acceptable given the extension's positioning set back from the principal front and subsidiary to the original house. In view of the above, it is considered that the proposed works would respect the existing design and character of the house and surrounding area and would not adversely affect the visual amenities of the locality.

Residential Amenity

The only affected neighbour would be to the north at No. 16 Sea Close.

The proposed extension would be spaced approximately 1.2m from the boundary with this neighbour at its narrowest and would be set behind the garage, which would remain as the more prominent feature when viewed from

this neighbour. No significant change to the existing situation would occur that would give rise to an overbearing and overshadowing form of development.

The replacement window to the side (north) would be approximately 0.2m wider and 0.2m longer than what exists in this position and would face towards No. 16's obscure window and side door to their south elevation. It is considered that the insertion of this slightly larger window would not result in material overlooking owing to the windows distance (nearly 2m) from the 1.8m tall shared boundary fence, the nature of the openings to the side elevation of No. 16, and the spacing between the properties. It has been agreed that the roof light which serves the mezzanine be glazed with obscure glass and fixed shut to prevent potential overlooking towards No. 18. The other openings proposed would not result in unneighbourly overlooking by virtue of their orientation/ distance from surrounding amenity.

The proposal would not result in material harm to the residential amenities of surrounding neighbours.

Highways

In light of the comments made by the highways authority, there are no transport related concerns.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Add Openings North Elevations
5. Obscure Glazing to Mezzanine Roof Light
6. No Additional Roof Lights

Informatives:-

1. 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: Jason Albon Date: 29.09.2023

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Authorised by: Jo Morin Date: 29.09.2023