Expiry Date - 09/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1282/23 Recommendation – APPROVE

Site: 20 Ashfold Avenue Worthing West Sussex BN14 0AP

Proposal: Single storey extension and garage conversion

Date of site visit: 19/10/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the south side of Ashfold Avenue within a residential area. The property is a detached two-storey household which is distinct in the street scene having an individual style and form comprising a mix of white render and facing brick elevations, a mansard style roof finished in plain clay tiles with protruding front windows to first floor level, along with white UPVC openings. Other characterful features include a steep gable pitched roof projection to front with black timber beams to gable face and bow windows to the façade. The property is set back from the public realm behind a moderate sized brick wall and painted wooden gates and block paving driveway. The driveway extends alongside the east of house and adjacent the shared boundary with the neighbour to this side No. 22 Ashfold Avenue to meet the attached pitched roof garage of the property, which projects into the rear garden space of the property and abuts the shared boundary. The garage to No. 22 is similar in form and scale but differs by way of its position set forward of the application property's garage and its elevated level owing to the topography of the area; ground levels rise relatively steeply from west to east.

The prevailing character of properties along Ashfold Avenue are detached/ semi-detached bungalows with predominantly hipped roofs (some have achieved hip-to-gable conversions to provide rooms in the roof). The application property is an anomaly insofar as it does not reflect the character, form, and design of its surroundings.

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

Proposal:

Permission is sought to convert and extend the garage to create a habitable room, living area, and a bathroom and toilet facility. The extension would project approximately 2.3m forward of the garage to align with the neighbours

garage and 2.5m off the side (east) elevation. The extension would measure approximately 3.4m to ridge height, shallowing to approximately 2.05m to eaves level. A door and window are proposed to the front (north) and the existing rear (south) opening to the garage would be converted into a window opening. 2No. roof lights are proposed to the west facing roof plane of the pitched garage. The extension would comprise a matching white render finish, matching clay tiles, and matching white UPVC openings.

Relevant Planning History: None.

Consultations:

WSCC Highways Authority:

The Local Highways Authority has been consulted on the above application to convert and extend the existing garage at 20 Ashfold Avenue into habitable living space.

The existing garage in its current format is substandard in size compared with WSCC parking standards which outline that a garage of 3m x 6m is sufficient to serve an average sized vehicle. Therefore this existing garage space does not count toward the overall parking provision. Currently there is frontage parking at the property and this same provision is proposed to be retained to serve the dwelling and garage conversion.

The proposed additional floor space provides an additional habitable room for the property. It is unclear whether this is an annexe or just ancillary living space. The existing number of habitable rooms within the host dwelling is unknown and therefore the LHA cannot calculate the likely demand for parking for the overall property. However the additional room proposed would not be anticipated to generate a material intensification in vehicular movements or materially raise demand for parking within the site. Parking sufficient to serve a minimum of two parking spaces is available on frontage hard standing. There is also the possibility for on street parking to accommodate for any overspill generated by the proposal.

Conclusion
The LHA does not consider that the proposal would have a ‘severe’ impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised September 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

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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 match the existing garage in all respects; it would comprise matching materials, be identical in form, and correspond in scale with the existing elevations and roof height/ planes. Whilst it would be readily visible to the street scene, it would not be a materially harmful addition owing to its sympathetic form, design and scale which respects the existing house. Although the extension is projecting forward of the garage, it would still be situated at a significant distance from the front of the house and the street scene so it would not be dominant. Further, the front of the extension would harmoniously align with that of No.22's garage. The proposal would not result in an adverse effect on visual amenity.

Residential Amenity

The proposed extension would extend forward of the existing garage to occupy the driveway space between the application property's east elevation and No.22's garage and would not exceed the front building line of No. 22's garage nor encroach on this neighbours land, as confirmed by the agent . No. 22 is also on higher ground. Thus, no overbearing or overshadowing effect would occur.

The proposed front window would serve the bathroom and toilet facility so would be obscure glazed and the rear window would face into the applicants own rear garden and adjacent a detached outbuilding/ shed structure at No. 22, which abuts the shared boundary constructed of solid brick and fence panels. Thus, no unneighbourly overlooking would occur and there would be no harmful outlook.

The proposal is acceptable on residential amenity grounds.

Other

In view of WSCC Highways Authority comments, the proposal is not anticipated to give rise to concern in relation to highways safety. There are no highways grounds to resist the proposal.

Recommendation:

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APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. Ancillary To Main Dwelling

Informatives:-

1. 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:	Jason Albon	Date: 07.11.2023
Authorised by:	Jo Morin	Date: 07.11.2023