Expiry Date - 08/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1310/24 **Recommendation – APPROVE**

Site: **16 Strathmore Road Worthing West Sussex BN13 1PH**

Proposal: **Demolish the existing garage and erect a single storey part side, part rear extension link to the existing extension.**

Date of site visit: 16/12/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is situated on the south-easterly side of Strathmore Road where the road curves. The property is a semi-detached two-storey house comprising facing brick elevations, a plain tiled hipped roof, and white UPVC fenestration. The property is set back from the public realm a moderate distance behind a shallow brick wall with piers and vehicle access which leads to a hardstanding for ample off-street parking provision. The hardstanding extends alongside the side elevation of the house and leads to the property's detached garage, located beyond the original rear building line of the house and forms part of the shared boundary with the adjacent neighbour to the south-west No. 14 Strathmore Road. The garage comprises facing brick elevations and a flat roof with a white counterweight door to the front and a side and rear window. The garage is used for storage purposes. A single-storey flat roofed rear extension has been constructed to the southerly rear elevation along with an adjoining lightweight veranda structure which abuts the boundary with the attached neighbour to the north No. 10 Kelso Close. An access gate connects the extension to the garage. The remainder of the property to the rear is of a moderate size and comprises a slightly raised patio area and grass area. Tall (approximately 1.8m) closeboard fences along with the side elevation of the garage belonging to No. 9 Kelso Close to the rear act as the boundary treatments and encloses the garden. No. 14 Strathmore Road does not exhibit a garage but instead has a carport extending from the side elevation with a shed and pergola behind.

The application property reflects the prevailing character of the street scene where moderate sized two-storey semi-detached houses with brick built elevations and hipped roofs predominate.

The property is not located within a Conservation Area, is not a Listed Building, and there are no protected trees on site.

Proposal:

Permission is sought to demolish the detached garage, which measures approximately 2.6m wide, 5m long, and 2.6m high, and construct a single storey part side and part rear extension with a flat roof to create a new kitchen, utility, and WC.

The proposed extension would project approximately 3.2m off the side (south-west) elevation of the existing extension and 5m off the rear elevation aligned with the side (south-west) wall of the existing extension. It would project abutting and parallel with the shared boundary with No. 14. Strathmore Road. Accordingly, the extension would amount to a maximum length of approximately 7.5m and maximum width of 4.3m to the rear as it widens in accordance with the shared boundary. The extension would match the height of the existing extension (approximately 2.9m). Rear facing double doors and a window is proposed along with a single door and window to the front.

Relevant Planning History: None.

Consultations:

WSCC Highways Authority:

'This proposal is to demolish the existing garage and erect a single storey part side, part rear extension link to the existing extension. The site is located on Strathmore Road, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets. Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for several cars.

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 115), and that there are no transport grounds to resist the proposal.'

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised December 2024)
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 development would reasonably respect the existing character and layout of the property and would reflect the form, height, and materials of the existing extension.

Although the extension would have a greater height and would project forward of the position of the existing garage, the view from the street scene would largely remain the same and the difference between the two features would be marginal. In any event, it would still be situated a significant distance away from the street scene and would be set-back a good distance from the principal elevation of the house (approximately 8.2m).

The extension would constitute a subservient addition to the house and would not dominate views. It would not have a detrimental impact on visual amenity.

Residential Amenity

The proposed extension would project forward of the existing garage's position by approximately 1.15m to occupy the driveway space between the side of the house and shared boundary with No. 14 Strathmore Road. This forward projection would make the extension visible from No. 14's ground-floor side window which appears to serve a kitchen and faces directly onto the side wall of the application property. However, views would only be possible from an oblique angle as the extension would only project a mere approximately 0.25m forward of the original rear building lines of the properties and would be screened to some degree by No. 14's car port and shed. Similarly, the features in the rear garden of No. 14 would obscure views of the extension from its rear windows and garden and the extension would largely replace views of the existing garage as its scale is not significantly changing when viewed from this neighbour's property. The extension would be sufficiently spaced from the boundaries with the neighbour to the opposite side No. 10 Kelso Close (approximately 6m) and neighbour to the rear No. 9

Kelso Close (approximately 1.75m), given the existing relationship with these properties. No overbearing or overshadowing effect would occur.

Doors and windows are proposed to the front and rear of the extension which would not give rise to unneighbourly overlooking; the rear openings would be situated fairly close to the shared boundary and ground-floor side window of the neighbour to the rear No. 9 Kelso Close but would predominantly face the blank side wall of their garage, thus, no material loss of privacy is anticipated.

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:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Openings Side Wall (South-West)

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: 06.01.2025

Authorised by: Jo Morin Date: 07.01.2025