Expiry Date - 07/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0507/23 **Recommendation – APPROVE**

Site: **Garage Block West Of Chappell Croft Mill Road Worthing West Sussex**

Proposal: **Proposed removal of fourteen garage roofs from corrugated roofing sheets to a traditional flat roof with a high performance felt finish.**

Date of site visit: 28/04/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the rear of the properties at Chappell Croft, to the south and west of Mill Road, within a residential area of Worthing. The development comprises of 14 garages within a compound at the rear of the houses and accessed from Mill Road to the east. There are two separate blocks consisting of the west block of 11 garages adjacent to the west and south boundaries of the site and the east block of 3 garages adjacent to the east boundary of the site. The garages are brick built with corrugated roofing and metal garage doors.

The site is within the Heene Road Conservation Area but is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for removal of the corrugated sheet roofing and replacement with high performance felt roofing.

The monopitch roofs to the west block would be replaced with flat roofs increasing the height at the rear of the garages by approximately 0.75m, level with the parapet roof to the front. The monopitch roofs to the east block would be replaced with flat roofs, level with the lower height to the front (removing a small section of about 0.25m of the higher roof at the rear).

Relevant Planning History:

None relevant

Consultations:

Environmental Health - 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

WSCC Highways - This application is for the replacement of existing garage roofs. The site is located off Mill Road, an unclassified road subject to a speed restriction of 30 mph.

From inspection of the plans, the proposals are only for the replacement of garage roofs. No alterations to access are proposed, and the proposals will not reduce existing parking provision.

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:

One objection received from neighbour to north of the site:

I would like to object to this development. The garages are right in the middle of a residential area. Our back fences face the garages. I have had terrible problems in the past where tenants using the garages have driven their lorries into my fence and have not owned up. On the one occasion when I caught a tenant driving his lorry into my fence I had gravel kicked at me. I foresee absolute mayhem in an otherwise quiet area. Noise and pollution from lorries coming and going and I am sure there will be another collision with my fence. I often work in my garden let's hope I don't get injured when a lorry backs into my garden.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
Heene Road Conservation Area Appraisal

Planning Assessment

There is no objection in principle to the upgrading of existing facilities within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The garages are situated to the rear of the houses at Chappell Croft and are only visible in limited views along the access road from Mill Road. The majority of the garages are screened by the surrounding houses.

The external appearance of the garages would not be significantly altered from existing as the works are limited to replacement of the roofs and building up or removing a small section of brickwork to create a flat roof. The main block of garages to the west would be built up at the rear and this elevation is screened by the parapet roof to the front and is only visible from the adjacent houses and not in the wider area. The higher part of the roof to the rear of the east block of garages would be lowered and is screened by the parapet wall to the rear and would not be visible other than from within the site. The raised areas would be finished in bricks to match the existing garages.

The proposal would improve the current appearance of the garages enhancing the site and would have no adverse impact on the visual amenities of the locality or the character of the conservation area.

Residential Amenity

The most affected properties are those adjoining the site at No.17-20 to the north of the site, No.9-12 to the east, No.7-8 and No.1-2 Chappell Croft to the south and No.7 Mill Road and the flats at 5 Bedford House to the west.

It is the gardens of these properties that are adjacent to the rear of the garage blocks. The parapet wall to the rear of the east block would remain as existing and there would be no additional impact on those neighbours to the east of the site.

There is a high wall to the rear (west) of the west block of garages and a fence to the south. The rear garage walls would be approximately 0.55m higher than the wall and fence to the boundary however the wall and fence are adjacent to the garden areas of these properties and would not be considered to have a significant overbearing impact. The flats at 5 Bedford House are closest to the garages however there are no openings to principal rooms to the affected part of the building and therefore the built up section to the rear of the garages would not appear oppressive in outlook for these occupiers.

The neighbour to the north has raised concerns regarding damage to their fence and noise during construction. Any damage to neighbouring property caused by the development is a civil matter that must be rectified by the

applicant. A condition to restrict working hours will be imposed to minimise disruption to neighbours during the works.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching bricks
4. Hours of construction

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? Y

Case Officer: Amanda Haslett Date: 02/06/23

Authorised by: Gary Peck Date: 5 June 2023