Expiry Date - 25/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1229/24 Recommendation – APPROVE

Site: 34 Hollingbury Gardens Worthing West Sussex BN14 0EE

Proposal: Single storey side and rear wraparound extension

Date of site visit: 13/11/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application relates to a property on the eastern side of Hollingbury Gardens which comprises large properties situated comfortably within their plots. There is no set character to the properties with a large number of them having undergone alterations. The application relates to a detached property with an attached garage.

Proposal
The proposed development is to form a new side and rear wrap around extension. The roof would be extended to the north and have the garage demolished with a new side extension having a roof extension to match the ridge height.

To the rear of the site there is proposed to be the introduction of a rear hipped roof form and extension. This would be to replace the existing rear extensions and the garage which will allow for the wrap around extension.

Relevant Planning History:
None

Consultations:
WSCC Highways:
This proposal is for a single storey side and rear wraparound extension. The site is located on Hollingbury Gardens, an unclassified road subject to a speed restriction of 30 mph.

There are no proposed changes 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 (MfS). 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 1 car.

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:
If you are minded to approve this planning application, please restrict the hours of work to 8 to 6 Monday to Friday, to 1pm on Saturday and no working Sunday and bank holidays.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

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
Due to the location the proposal will be highly visible from within the street scene. There is proposed to be the side extension in the place of the existing garage, this will be extended to meet the principal elevation.

The proposed side extension has not been set down from the roof ridge as set out in the Residential Extensions SPD. It is therefore not considered subservient to the host dwelling. However, within the locality there are examples of developments that have had extensions approved that will extend the roof height, such as at no.23. As such it is considered there is some precedent for large extensions. With the properties being large in nature within large plots there have been a number of extensions to properties, and it is not considered that the roof extension would result in a significantly detrimental impact to the character of the area or the visual amenity from the street scene.

The proposal is assisted by the materials being proposed to match that of the existing property. The other aspects of the development are not considered to impact the visual amenity of the street with the works to the rear of the property.

As such there would be no adverse impact on the visual amenities of the locality as a result of this proposal.

Residential Amenity
The most affected property is the neighbour to the north side at No.36. The neighbouring property has a small gap from the boundary to the flank elevation of their extension. Due to the size of the neighbouring property the proposed extension would not protrude past the rear elevation of the neighbour which helps to mitigate any overbearing or overshadowing of the neighbouring amenity space.

The proposed extension adjacent to the boundary with this property would replace a garage and existing rear extension. As a result, there is an existing relationship, and the footprint would not be increased drastically. Therefore, with the small separation from the boundary it is not considered there would not have any adverse impact on light or overshadowing to the neighbour's property in this position. Two south facing windows appear to be secondary windows to their respective rooms which would retain good light levels. The extension would not appear overbearing or oppressive or result in overlooking or loss of privacy to the neighbour's property.

The development results in windows located closer to the boundaries with the neighbouring property. There is proposed to be a small separation between the windows and the boundary (1m). With the boundary fencing in situ there will not be any inter looking achieved from the new location of the windows that is not already available from within the site. There is an existing relationship between the existing window locations and the neighbouring property. The window of the ensuite to bedroom 2, the utility window and door will be conditioned to be obscure glazed to 1.7m to avoid an overlooking impact. The windows to bedroom 2 is the other window that will have a potential to overlook the neighbouring property. In this instance the relationship is not considered to be demonstrably negative on the neighbouring property due to the boundary treatment and the existing relationship. As such the proposed development is considered acceptable in terms of overlooking and inter looking.

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

Parking
Although the proposal would result in the loss of a garage space, sufficient parking is to be retained on the driveway for the property and there would be no additional demand for on street parking as a result of this application.

Recommendation
APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials to match

4. Obscure Glazing

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? N

Case Officer: Finlay Gardner Date: 12/12/2024

Authorised by: Louise Prew Date: 13/01/2025