Expiry Date - 01/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1420/24 **Recommendation – APPROVE**

Site: **60 George V Avenue Worthing West Sussex BN11 5RL**

Proposal: **Proposed annexe for family member to include conversion of existing semi-detached garage**

Date of site visit: 13/01/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of George V Avenue within a residential area of Worthing. The property comprises a detached, two storey house with brick elevations, mock Tudor detail and a hipped roof with gable bay to the front. The roof has been extended to form dormers to the sides. The property is set back from the road behind a low wall, gravelled front garden and driveway leading to a garage at the rear of the house. The garage is semi-detached with the neighbour's garage, with rendered elevations and a pitched roof finished in tiles. There is a single storey extension to the rear of the house, a shed to the rear of the garage and a large garden enclosed by fencing.

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

Proposal

Planning permission is sought for conversion and extension of the existing garage to form an annexe for family members.

The existing garage would be converted and an extension added to the side and rear. The side extension would measure approximately 1.4m wide extending for a depth of 10.35m to join the rear extension of 4.9m deep x 4.15m wide. The extension would have a flat roof of 2.7m high and would be finished in fibre cement cladding with high level windows to the side and bi-fold doors to the rear. The front of the existing garage would be finished in render with a pedestrian door to the front to replace the garage door.

Internally the annexe would provide a bedroom, living area with kitchenette and a bathroom. Access would be via the driveway to the main house at the front of the converted garage. There would be no subdivision of the plot or separate curtilage.

The application has been amended to remove the full kitchen and laundry facilities for the proposal and to retain render to the front elevation.

Relevant Planning History:

AWDM/0021/15 - Single storey rear extension - Approved

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 proposal is for a proposed annexe for family member to include conversion of existing semi-detached garage. The site is located on George V Avenue, a C-classified 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 1-2 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.

Southern Water - *Connection to public sewer*

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: https://developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: https://www.southernwater.co.uk/developing-building/connection-charging-arrangements

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Proposed soakaways
The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

Representations:

One representation received stating: No objection, subject to:

1. The establishment of a party wall agreement, and;
2. Containment of construction work to within 0830-1630 hours Monday - Friday, 0900-1300 hours Saturday, with any temporary exceptions to these hours being agreed with affected neighbours and approved by the Local Planning Authority at least five days in advance of works commencing;

We have no objection to the proposed work.

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.

Policy Context for Residential Annexes

The preamble to policy DM5 of the Worthing Local Plan indicates at paragraph 5.68:

Residential annexes can provide a suitable solution for accommodating a relative or dependent within the curtilage of the main dwelling house. Where a totally independent dwelling is not acceptable, (for example where there is a lack of separate curtilage, inadequate parking or a general unacceptable intensity of use), permission may be granted for an annexe subject to conditions or planning agreements limiting occupation to a relative or dependent, and requiring conversion of the accommodation to a use in association with the main dwelling, when it is no longer required for the relative or dependent. Such annexes should be ancillary to the main dwelling both in scale and range of accommodation and facilities, and must not assume a detached or independent identity by design or sub-division of the curtilage of the main dwelling.

Policy DM5 states (specifically in relation to Residential Annexes):

Residential Annexes
b) Residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant.

Use of the Annexe

The annexe is to be used for purposes ancillary to the occupation of the main dwelling, to accommodate a dependant relative/s. The annexe would not be occupied on a permanent basis at first however this is likely to be the case in the future when circumstances change for the dependents. Access to the annexe would be via the existing driveway to the side of the main house and through a door to the front of the converted garage. Bi-fold doors would be installed to the rear of the annexe extension providing access to the garden retained by and shared with the main house. The plans were amended to remove the laundry facilities and the full kitchen originally proposed within the annexe which has now been replaced with a kitchenette. The annexe would therefore need to rely on the main house for the use of full kitchen facilities and laundry etc. The converted garage and extension that form the annexe would have a total floorspace of approximately 43sqm. The proposal demonstrates a functional reliance on the main dwelling for day to day living requirements and is therefore considered to meet the requirements of an ancillary annexe as set out in Policy DM5 of the Worthing Local Plan.

The scale of accommodation and range of facilities are satisfactory for ancillary annexe use and the annexe would not form a separate dwelling or have a separate curtilage. Appropriate conditions to ensure that the accommodation can only be used for ancillary purposes, by a family member and at no time as a separate unit of accommodation would be applied to ensure compliance with policy DM5.

Visual Amenity

The existing garage would be converted and extended to form the proposed annexe. The only changes proposed to the front of the existing garage are the replacement of the garage door with render infill and a pedestrian door. The

garage is set back behind the house and screened by high gates to the driveway. The material for the front of the existing garage building has been amended from cladding to render as this element of the proposal is visible in the street scene. The use of render would reflect the character of the attached neighbouring garage and that of the existing garage building.

The proposed extension to the side and rear would have a flat roof that projects above the current eaves level of the garage but would be set back from the front corner and obscured by the existing house. The extensions to the building would be finished in fibre cement cladding which is considered acceptable as these elevations would not be visible from the road. The low height of the extensions and small scale would remain subsidiary to both the existing garage building and in relation to the main house. The high level windows to the side of the annexe are not a particularly desirable design feature however the purpose of these windows is to prevent overlooking to the neighbour and given their rear garden position would not compromise the character of the property.

There would be no significant adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.58 and No.62 George V Avenue.

No.58 is located to the south of the site and separated by a high fence to the boundary. The proposed extensions to form an annexe would be approximately 7m from this boundary and at this distance would not have any adverse impact on the neighbour's property. The high level windows to the side would protect the neighbours from overlooking.

No.62 is located to the north of the site and their garage adjoins the garage at the application property that is proposed for conversion. The rear extension would project about 4.9m beyond the rear of the existing garage at 2.7m high adjacent to the boundary. There is a shed in the neighbour's garden to the rear of the garage and the proposed rear extension would not have any significant adverse impact in terms of overshadowing or result in loss of light to the neighbour's garden. The extension in this position and low height would not appear overbearing or oppressive. There would be no overlooking or loss of privacy as a result of this proposal.

The use of the extension as an annexe would not lead to a significant intensification of use as this would be ancillary to the main dwelling, accommodating dependent relatives. Conditions would be applied to prevent the annexe being used as a separate dwelling. There would be no increase in noise and disturbance as a result of this application.

Parking

The proposal would result in the loss of a garage space for vehicle parking however it is noted that the garage is not currently used for this purpose and does not meet the minimum size requirements for a garage. Sufficient parking is available on the driveway and there would be no adverse impact on amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Cladding to extension elevations only – not front of garage or house
4. Materials as specified
5. Ancillary annexe only
6. No openings to north side elevation of extension
7. No additional openings to south side elevation of extension
8. Hours of construction

Informative

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.

2. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at:

https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

Is recommendation contrary to letter(s) of representation? N

Case Officer: Amanda Haslett Date: 22/01/25

Authorised by: Jo Morin Date: 22.01.2025