Expiry Date - 31/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0715/24 Recommendation – APPROVE

Site: **The Victoria Grand 22 Mill Road Worthing West Sussex**

Proposal: **Demolition of existing conservatory on east side and construction of new single storey extension to provide 2 No. fully compliant bedrooms with fully accessible wet room en-suites and new wet room to an existing bedroom. Replacement tiled roof to existing conservatory on west side (Revisions to AWDM/0180/23)**

Date of site visit: 02.07.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to an imposing detached Edwardian house on 3no floors occupying a corner plot at the junction of Mill Road and Grand Avenue. The building sits towards the rear (North) of the plot behind a deep frontage with gardens to the east and west sides. The roadside boundaries consist of traditional flint and brick-dressed walls with dense hedge planting above. This together with mature trees interspersed alongside the site perimeter contributes to a private, secluded character. The property is in use as a residential care home (since the 1950s).

The original double gable-fronted dwelling has been enlarged in the past by a flat-roofed 2-storey extension on the west side, plus conservatories towards the rear on the east and west sides, a roof extension infilling the original void between the twin roof ridges with dormers to the side and rear (north, east and west).

Original architectural features include prominent chimneys (east and west sides), first floor tile hanging, timber sash windows (mostly to the original part of the building), and a decorative first-floor timber balcony to the front.

The property is identified as a Local Interest Building within the Mill Road Conservation Area. It has a strong group value together with properties on the west side of Grand Avenue. The trees adjacent to the front and west side boundaries are subject to TPOs (No.17 of 2006 and No.12 of 1976).

There are 2no vehicle accesses (in/out) from the gravelled forecourt onto Mill Road.

Adjoining to the east is Wolsey Place a two-storey (plus roof accommodation) block of 8 flats dating from the early 2000s, carried out in a replica Edwardian architectural style. It sits further forward (south) in its plot, closer to Mill Road, with its western component sited approximately 5 metres off the shared boundary. It lies outside the Conservation Area.

To the north of the site is 80 Grand Avenue a detached 2-storey dwelling occupying a long narrow plot accessed from the east side of Grand Avenue. The original dwelling, which is of a modern, domestic scale, is set back relatively deep into its plot, adjoining the northern site boundary. It has been enlarged by substantial single-storey additions to the front (west) and south sides. It is screened from the road by tall trees and vegetation growing within the front garden, and on the highway verge within Grand Avenue. It is located within the Conservation Area.

Proposal

Planning permission is sought to replace the east side conservatory with a wider single storey brick-built extension to create 2 additional en-suite bedrooms for the nursing home, and a further en-suite bathroom to an existing bedroom. The siting, size, form, layout and design of the extension is identical to that permitted last year under AWDM/0180/23 except that UPVC 'Ultimate Rose' sash windows are now proposed instead of the previously approved timber sash windows. As before, it will sit at least 2 metres off the boundary with Wolsey Place.

The existing conservatory on the west side is proposed to have a replacement, tiled roof. Originally proposed to be replaced with a concrete tile, this has been revised to a Sandtoft 20/20 Flanders plain tile with bonnet hips.

Relevant Planning History:

AWDM/0180/23 Demolition of existing glazed conservatory and construction of new single storey extension with timber sash windows to provide 2 No. fully compliant bedrooms with fully accessible wet room en-suites and new wet room to an existing bedroom. Replacement zinc roof to west side conservatory. Permitted 25.04.2024.

Consultations:

Worthing Society: The existing roof and hanging tiles at this property are red clay plain tiles. A similar tile should be used for the proposed roofs rather than a concrete tile which is unlikely to be a good match and would be more visible a lower level. Alternatively we consider that the already approved zinc roofing would be likely to look better. .

Representations: None received.

Relevant Planning Policies

Expiry Date - 31/07/2024

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance

Planning Assessment

The extant permission is a material consideration of substantial weight. In this case the key considerations are the impacts of the proposed changes to the external materials of the development on the historic character and appearance of this local interest building and the conservation area.

Visual Amenity and Heritage

There is one window in each of the north, east and south elevations of the proposed extension. Initially approved as timber sashes, following negotiation an 'Ultimate Rose' UPVC window is now proposed. Although the proposed UPVC frames will not be as slender as the timber frames of an original Edwardian timber sash window, the 'Ultimate Rose' is a good quality replica that closely matches the traditional proportions of a timber sash window with a chamfered profile, slender mid-rail and deeper bottom rail. The proposed extension is modest in scale and set well back from the front of the building and views from Mill Road. The proposed good quality UPVC window in this context, forming part of a new extension, would preserve the appearance of the building and the traditional character of the conservation area.

It was initially proposed to recover the conservatory roof on the west side of the building with a concrete tile instead of the zinc approved under AWDM/0180/23. The zinc is not considered suitable by the care home operator apparently due to internal noise associated with rainfall on this type of roof material (even with insulation) based on their previous experience elsewhere. It was argued that the shallow angle of the existing pitched and hipped roof on the conservatory would necessitate the use a concrete tile. Officer's suggested that alternatively, the angle of pitch of the replacement roof should be increased to enable the use of a traditional clay tile. However, a clay tile has since been sourced (Sandtoft 20/20 plain) that can be used at the existing roof pitch. It is proposed to use 'bonnet' tiles on the hips. The proposed tile colour ('Flanders') is a mottled orange/brown colour that would achieve a more weathered appearance than the alternative 'Natural red'. The proposed Sandtoft 20/20 plain clay tile and bonnet hips would be in keeping with the appearance of the building and preserve the character of the conservation area.

Residential Amenity

As before, it is recommended that the secondary side window in the east side of the proposed extension is obscurely glazed to prevent adverse overlooking of windows in Wolsey Place.

There would be no adverse impacts for the amenities of No.80 arising from a tiled roof (compared to the previously approved zinc roof).

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as stipulated on plans
4. Windows in the extension to comprise ‘Ultimate Rose’
5. Side window obscurely glazed

Informative

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.

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

Case Officer:	Jo Morin	Date:	04.11.2024
Authorised by:	Louise Prew	Date:	05/11/2024