Expiry Date - 26/01/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1404/23 Recommendation – APPROVE

Site: 266 Findon Road Worthing West Sussex BN14 0HE

Proposal: Proposed raising of garage roof and insertion of rooflight to facilitate conversion to living accommodation.

Date of site visit: 21/12/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located to the easterly side of Findon Road within a residential area. The property is a detached bungalow comprising grey render elevations, a three-section hipped roof which gradually steps up in height to the rear, a flat roofed rear dormer, garage, and side and rear extension, along with white UPVC openings. The property is set back from the public realm a good distance behind a moderate sized white painted brick wall with fencing between brick piers and a wooden diamond brace access gate. The attached garage, which is located to the northerly side of the bungalow, is unusually set in front of the principal elevation of the property but does not significantly disturb the alignment of properties to this side of Findon Road. The property's footprint has been moderately increased by way of single storey rear/ side extensions over time.

The prevailing character of properties along this section of Findon Road comprise predominantly detached bungalows, most of which have achieved roof extensions/ alterations of some form to provide rooms in the roof. Properties enjoy generous building and plot sizes and correspond in alignment but are relatively diverse in terms of scale, design and form.

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

Proposal:

Permission is sought to convert and increase the height of the garage to create a bedroom and store. The section of the garage to be raised is set back from the front by approximately 1.8m and would extend 4.2m to the rear. This section would be raised by approximately 0.3m from 2.5m to 2.8m. The rear timber doors would be replaced with UPVC doors. 1No roof light is

proposed. Internal alterations to the bungalow would create a total of 6No. bedrooms (previously 4No.). 4No. would have an en suite.

Relevant Planning History:

Plentiful history at the application property dating back to the 1970's. Approvals for single-storey extensions/ alterations under WB/884/79, WB/559/82, WB/1233/85, 05/0997/FULL, and AWDM/1327/19.

Permission granted at the adjacent property No. 268 Findon Road for erection of single storey extension to rear elevation to create new kitchen and conservatory under 04/00368/FULL, decision issued 18 May 2004.

Consultations:

WSCC Highways Authority:

This application is for the raising of garage roof and conversion of garage to living accommodation. The site is located on Findon Road, an A-classified road subject to a speed restriction of 40 mph in this location.

The proposals will result in the loss of a single-bay garage. However, the site benefits from an existing driveway, which appears of suitable size to accommodate an appropriate quantum of parking for a dwelling of this size and location.

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:

An occupant of the adjacent property to the north at No. 268 commented neither objecting to nor supporting the application. The comments made were in respect to the use of the property as a residential care home and potential problems with drainage due to the formation of additional bathrooms.

Officer comment – The neighbour's comments were raised with the agent who confirmed that the property is intended to be used as a dwellinghouse for five people living together as a single household and receiving care (use class C3(b)) and that a lawful development certificate application for this use will be submitted in due course. There are no concerns from a planning perspective in regards to connecting the new bathrooms to the existing drainage system.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance

Expiry Date - 26/01/2023

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 only material change that would occur from the view of the street scene would be the raising of the garage roof by 0.3m; the garage door would remain to serve the store to the front. It is considered that the raising of the roof would not result in material harm to the street scene owing to its sensitive scale set back from the front of the garage. Although the differing roof heights of the garage would appear slightly awkward, the resulting height of 2.8m would be consistent with the height of the side/ rear extension behind and the form would be in keeping with the existing features to this side of the property. The proposal would not result in an adverse effect on visual amenity.

Residential Amenity

The proposed raised garage by way of its minor addition would have no impact on residential amenity as it would not be visible to the adjacent neighbour to this side No. 268. The garage is situated adjacent to but forward of No. 268’s garage, so the proposed rear doors would outlook onto the neighbour’s garage wall and good sized boundary fence beyond. 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. Matching Materials

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: 25.01.2024
Authorised by:	Peter Barnett	Date: 26 January 2024