Expiry Date - 13/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1318/24 Recommendation – APPROVE

Site: 36 The Strand Worthing West Sussex BN12 6DN

Proposal: Proposed cabin in rear garden to be used as a home office with infrequent visiting clients / an ancillary living area for family members

Date of site visit: 02/12/2024 (By JA)

Neighbours checked: Y

Additional neighbour notifications: Y – Amended description

Site and Surroundings

The application property is a link-detached 2-storey house located on the north of The Strand within an established residential suburb of the town. It has been enlarged in the past by a wrap-around single-storey side and rear extension (incorporating an attached garage), plus conservatory attached to the rear extension. A good-sized rear garden remains approximately 15m deep.

Adjoining to the west is the other half of the link-attached pair (No.38). There is a tall deciduous tree on the rear site boundary, close to the common boundary with No.36.

No.34, a semi-detached house adjoins to the east. It is set further back (north) into its plot than the application property and has been enlarged by rooms in the roof with a part hipped side gable and rear dormer, plus a single-storey rear extension.

The site is not listed or within a conservation area. There are no protected trees on or adjoining the site.

Proposal:

Permission is sought for the construction of an L-shaped garden outbuilding on a raised platform. The outbuilding will be a maximum 6m wide x 4.2m deep with a mono pitched roof sloping down from front to rear. The building would be positioned on a 330mm high platform with pad feet. The overall height of the outbuilding will be 3.03m at the front (east) and 2.73m high at the rear (west). It would be clad in ‘wood effect’ cement horizontal boarding with a GRP roof. The accommodation would consist of an irregular-shaped room annotated as ‘office’ and lounge/living area with a separate shower room. The main aspect of the building (comprising a windows and glazed bi-fold doors)

would face east into the garden, with a small secondary window on the south side serving the shower room.

The outbuilding will primarily be used as a home office by the Applicant, but from time to time will be used as ancillary living accommodation by members of the household and visiting members of the family. The Applicant's current line of employment does not entail visiting clients/customers. However the Applicant has explained that a possible future business venture may involve 'infrequent' visits to the property by clients.

Relevant Planning History: None relevant.

Consultations: None

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
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

Principle

There is no objection in principle to extensions and alterations to residential dwellings including residential annexes within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

As initially submitted Officers sought to remove the shower room from the outbuilding. However the Applicant explained that the inclusion of the shower was necessary for times when overseas relatives are visiting and when it is intended to use the outbuilding as ancillary living accommodation. There is no objection in principle to the use of the proposed outbuilding for home-working, or for its use as ancillary living accommodation. Notwithstanding the inclusion of a WC and shower, the Gross Internal Floor Area is relatively modest at less than 20sqm, there are no kitchen facilities to be provided. Consequently it is considered the use of the outbuilding would be functionally dependent on the host dwelling.

Visual Amenity

The proposed outbuilding would be located toward the rear of this good-sized garden and would not be visible in public view. Although visible from

neighbouring gardens, its scale and appearance would be consistent with that of a garden outbuilding and would not appear out of keeping in this context.

The tall tree in the neighbouring garden is not protected. Nevertheless, the siting of the outbuilding on 'pad feet' instead of trench foundations will avoid the risk of damage to its roots.

Residential Amenity

The most affected properties are those on either side and to the rear in Raleigh Crescent.

The back of the outbuilding (2.73m high) would be sited less than 1m from the rear garden side boundary with No.38. There are no windows in this elevation. Although projecting above the height of the garden fence, it would have no adverse effect on the amenities of this neighbour.

The deck would be sited approximately 1.8m from the rear garden boundary with 35 Raleigh Crescent, and the building itself about 2.8m from this boundary. There is a garden outbuilding sited in the SW corner of the rear garden of No.35 which would help screen views of the proposed outbuilding from this neighbour's garden. The deck would only be 0.03m higher than could be achieved as permitted development.

There would be a distance of approximately 5.8m between the front face of the outbuilding (incorporating the main windows and openings) and the rear garden boundary with No.34 to the east. Given the siting of the outbuilding towards the rear of the respective gardens this is considered sufficient distance to avoid unneighbourly impact in terms of overlooking.

There is some uncertainty about the use of the building in connection with the Applicant's future business venture which may involve visiting clients. Depending on the intensity of the proposed business use, and associated comings and goings, this has the potential to introduce an additional degree of disturbance to the quiet rear garden area that could be unneighbourly. Consequently it has been agreed that the number of visits to the outbuilding by clients/customers should be limited by condition to no more than 2 per week. There would be the opportunity to review this restriction by varying the wording of the condition once the Applicant's business is established and there is a clearer understanding of its potential impacts for neighbour amenity.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials as stipulated
4. Ancillary use
5. Remove PD for additional windows/openings

6. No more than 2 visits per week by business customers/clients.

Informative

1. Pro-Active No Amendment

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

Case Officer: Jo Morin Date: 17.01.2025

Authorised by: Peter Barnett Date: 17 January 2025