Development Control – Delegated Officer Report

Application Number: AWDM/1385/24 Recommendation: APPROVE

Proposal: Single storey rear extension with basement, dormer to West roof slope, replacement detached garage building. new entrance gates, swimming pool in rear garden

Date of site visit: 02.12.2024

Neighbours checked: Y

Additional neighbour notifications: Y - Amended Plans + Description

Site and Surroundings

The application relates to a detached chalet-style house occupying a wedge-shaped corner plot located on rising ground on the east side of West Hill and north of Bost Hill. The topography of the site slopes down from northwest to southeast and from southwest to northeast. The dwelling, which has been enlarged incrementally over a period of many years, is sited at the narrower, northern end of the plot. A vehicle access off West Hill lies to the south of the house and serves an open driveway/parking area which slopes down to a detached, timber-framed garage building sited on lower ground roughly in the centre of the plot. A grassed garden area wraps around to the south and east of the garage building, enclosed on its roadside edges by a dense conifer hedge. The hedge extends northwards fronting West Hill, beyond the driveway opening, and either side of the roofed entrance porch abutting the edge of the highway.

The surrounding area is characterised by individual style detached houses and bungalows occupying reasonably good-sized plots. There is no clear building line or strong sense of rhythm to the siting of the individual dwellings, the form and detailed design of which varies considerably. There is a verge on the southwest side of West Hill, but no formal pavement on either side of the narrow carriageway, which lends the area a low-key, rural character.

Salvington Windmill, a Grade II Listed Building, lies 60 metres to the south and west of the site (fronting the south side of Furze Road).

The site is subject to TPO 14 of 1980 relating to a group of pine trees, plus a single specimen pine tree in the rear garden . However, there are no pine trees on the site at present and Google Street View indicates these trees haven't been in existence since at least 2009. The owner states the trees came down in the storm in 1987. There are no formal records relating to the TPO other than its original designation in 1980.

There is a group of young deciduous trees at the far eastern end of the garden inside the hedgeline adjoining Bost Hill.

Adjoining the site to the northeast is 'Tanglewood', a detached house built into the slope fronting the southeast side of Gorse Lane, and backing onto Bost Hill.

11 Furzeholme, a detached, mid-C20 house lies to the west on the opposite side of West Hill. It faces west into a small cul-de-sac of houses with its main rear garden to the east backing onto West Hill, enclosed by hedging.

Proposal

The initial proposals have been amended following discussion with officers, and as amended, permission is sought for:

- Ground-floor extension plus basement attached to the south elevation. The ground floor element would be roughly T-shaped having a maximum length of 8m and a maximum width of 6.1m, set at a lower floor level than the existing adjacent part of the building. The southern component would have a gabled roof with an east-west ridge. The central linking component would have a lower, part pitched part flat roof (with a rooflight in the central flat roof element). The eaves of the linking element would sit 0.6m below the eaves of the main house, with the eaves of the southern component dropping a further 0.5m. The external materials would consist of horizontal timber cladding above a brick plinth plain tiled roof to match the existing house. The basement would have a similar, but squared-off footprint lit by a 'walk-on' skylight at ground level.
- First-floor dormer in the west-facing roof slope of the main dwelling (serving an existing bedroom). The dormer would be 1.45m wide x 1.15m high (to eaves) with a hipped and ridged roof positioned nominally below the main roof ridge. The face/cheeks and dormer roof would be tiled to match the existing house.
- The existing timber-framed garage would be demolished and the slope of the existing drive/parking forecourt built up to become level. A replacement open-fronted garage building is proposed on the south side of the drive/parking forecourt. It would be 6.7m deep by 6.7m wide, set in approximately 1m from the inner side of the hedge fronting West Hill which would be retained. It would have a pyramidal-style hipped roof with a short north-south ridge. The garage building would be accessed from its north side from the levelled drive/parking forecourt, but built up from the lower garden level. From the garden level (on the east side), it would be 2.5m high to eaves, with an overall ridge height of 5.45m. The garage building would have rustic style with elevations consisting of horizontal timber cladding above a brick plinth, with plain tiled roof. The open entrance would be framed by oak posts. A small store 1.3m x 4.5m would be attached to the rear (south) of the garage building with a shallow, lean-to roof.
- A swimming pool 7.5m long x 4m wide located within a new terrace would be excavated into the garden to the east of the raised drive/parking area. This would involve the existing sloping ground levels being built up (by approximately 0.75m) towards the southeastern end. The pool plant would be sited adjacent to the east side of the new garage building.
- New automatically operated inward-opening timber gates (overall width 4m) fronting West Hill to enclose the drive/parking forecourt with fixed timber panels

on either side. The gates would have a curved top, with slatted upper, and solid lower part. The fixed panels would have a matching design. The maximum height of the curved-top gates and fixed panels would be 1.7m.

Relevant Planning History:

AWDM/0917/16 Single storey side and rear extensions to east and south elevations. Permitted 26.11.2016.

WB/05/0722/FULL Erection of single storey garden room extension to rear, enlargement of existing dormer window and open porch extension to front. Permitted 30.08.2005.

WB/02/01299/FULL Proposed conservatory, new porch and extension to roof to provide a gable end. Permitted 17.01.2003.

WB/02/00185/FULL Single storey front extension with balcony over and alterations to dormer window. Permitted 12.04.2002.

WB/98/00915/FULL Construction of boundary wall with trellis and close boarded panels. Permitted 29.12.1998.

WB/98/00228/FULL TWO-STOREY EXTENSION TO SOUTH ELEVATION WITH DORMER TOGETHER WITH DOUBLE GARAGE AND GAZEBO. Permitted 06.05.1998.

WB/94/0205/FULL ALTERATIONS AND EXTENSIONS INCLUDING CONVERSION OF EXISTING GARAGE INTO LIVING ACCOMMODATION (AMENDED DESCRIPTION). Permitted 05.05.1994.

Consultations:

WSCC: The Local Highway Authority has raised no objection in principle commenting:-

"*History/Summary*
Previously an application was submitted to the Local Planning Authority (LPA) under AWDM/0917/16 for the provision of an extension at this site- this application was granted permission however this permission appears to have now lapsed- this application seeks to reinstate this permission. The Local Highways Authority (LHA) was not consulted on the initial proposal.

The proposal now seeks to create a basement within the host dwelling to facilitate a home gym, the garage is to be relocated to the east of the site with the existing access retained and with the inclusion of a gate.

Access
The site is accessed via West Hill, a residential D class road subject to 30mph speed restrictions. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the existing access with the public highway, onto West Hill. There

is no evidence to suggest that the access is operating unsafely, or that the proposed changes would exacerbate an existing safety concern.

The proposed basement would not be anticipated to give rise to a material change in vehicular movements within the site. The movements generated by the dwelling are anticipated to remain as per the current arrangement.

A gate is proposed to be installed at the point of access, it has not been outlined as to whether this would be an automatic gate or whether manually operated, the LHA advise however that there would be benefit in the gate being automatically operated as this will reduce the amount of time a vehicle will be encouraged to wait within the highway. This would be beneficial given the narrow nature of West Hill. However given the anticipated low frequency of movements associated with single residential uses and the anticipated low frequency of movements along West Hill, this would not be considered to cause a severe highways safety concern if manually operated.

The applicant should be aware that any mechanism required for the gated access should be located within the site and not overlap/be positioned within the publicly maintained highway. Similarly, the gates should open into the site and not into the highway so as to enable the free flow of vehicles along West Hill.

Parking
The relocation of the garage would see a rise in available parking spaces, taking the figure from 3 to 4. The driveway dimensions are circa 7.4m x 7.8m and the garage 6.3m x 6m. The garage provides adequate space to facilitate two average sized vehicles. Additional storage space has been included to the rear of the garage which may accommodate for cycle storage. Furthermore, sufficient space exists within the associated hardstanding for a turn on site to be facilitated and additional parking. WSCC parking standards outline that garage spaces makes up 0.5 of a parking provision, therefore the double garage will count for a single space.

Conclusion
The Local Highway Authority does not consider that the 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."

The following condition is recommended in the event of approval.

Vehicle parking and turning
No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.
Reason: To provide adequate on-site car parking and turning space for the development.

The ***Environmental Health Officer*** recommends a condition stipulating that all plant equipment associated with the swimming pool achieve a noise level not exceeding 45dBLAeq$_{15min}$ at any residential boundary, in order to protect nearby residential amenity.

It is recommended that construction hours are limited by condition as follows:-

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.

High Salvington Windmill Trust: No comments received.

Representations: The owner of 'Tanglewood' comments that the proposal will impact light and view to their property, whilst understanding that view is not a valid reason for complaint this should be considered from the aspect of 'Tanglewood'. It is difficult to assess the impact owing to the siting on a hill so that single-storey at the top of the hill can easily become 2-storey at the bottom and this should be taken into consideration. The 'revision' dates on the submitted drawings are inaccurate. The elevation of the swimming pool relative to 'Tanglewood' is not clear and could overlook as it is very close to the boundary. There is a significant height difference across the boundary which is not obvious. There is no surrounding structure shown which may affect light if erected, and should be taken into consideration. We would like a stipulation that no further development be proposed.

No further comments have been received following notification of amended plans.

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.

The proposed extensions and replacement garage building are sufficiently distant and modest in scale that there would be no effect on the setting of the Listed windmill.

Visual Amenity

<u>Dormer</u>
The proposed ridged and hipped roof dormer on the front west elevation of the cottage will be noticeably visible in views along West Hill and to the south from its junction with Furze Road and Bost Hill. It was suggested that the dormer should match the very

modest proportions of the existing dormer on the east-facing roof slope. However, the Agent has stated that modern insulation requirements require a 'thicker' wall construction to the side 'cheeks'. Nevertheless, as amended, the proposed dormer is reasonably well proportioned and its design would harmonise with the chalet-style of the dwelling. It would sit just below the roof ridge of the southern gable component and would not dominate the roof slope.

Ground-Floor and Basement Extension

The proposed extension is very similar to that approved under AWDM/0917/16, but now includes a basement. It is not proposed to alter the existing ground levels around the extension and the proposed basement element will sit entirely below ground-level so as not to be apparent in public view from West Hill. The ground-floor element is stepped down in height from the southern gabled component of the main dwelling, with the central 'link' also set-in nominally creating a subsidiary visual relationship. The partially flat-roof of this central link will not be apparent in public view, being screened by the gable-ended form of the southernmost component. The overall design harmonises with the series of gabled roofs which characterise the existing dwelling. The proposed materials consisting of horizontal timber cladded elevations above a brick plinth, is similar to that approved under AWDM/0917/16 and would lend the proposed extension a traditional 'rustic' aesthetic that would be in-keeping with its context. As with that earlier (lapsed) permission, a condition is considered appropriate to ensure the final choice of materials and colours is consistent with this approach.

Replacement Garage and Forecourt

The Applicant has explained the reason for the proposed works to level the existing drive/parking area is due to surface-water run-off from West Hill entering the site during periods of heavy rainfall and flooding the existing garage building. It is claimed that this problem has been made worse since the introduction of a concrete channel in the road carriageway at the junction of West Hill and Gorse Lane (c.2022).

A consequence of levelling the existing drive/parking area is that the floor level of the proposed replacement garage to the south side of the parking area will need to be built-up. The utilitarian flat-roofed design of the initially proposed double garage building, although lower in overall height than the pitched-roof alternative now proposed, was considered by officers to be an unsympathetic form of development in this sensitive location. Owing to the built up ground-levels the pitched and hipped roof of the proposed amended garage design will be visible above the existing dense boundary hedge that curves round the southern corner of the site. It will be noticeably visible from Furze Road across the open verge on the west side of the junction with West Hill, and from lower ground to the south at the top of Mill Lane. It will be less apparent from Bost Hill where ground levels fall sharply to the east-northeast. A single-bay garage building would have been preferred, but that said, the proposed double garage building will be of an ancillary, domestic scale and its traditional design, consisting of horizontal timber cladded elevations above a brick plinth and tiled pitched and hipped roof, will have a 'rustic' appearance that will harmonise with the above-mentioned side extension and assimilate with the semi-rural character of this location.

Entrance Gates/Fencing

The existing opening onto West Hill would be infilled with a pair of inward-opening timber gates with timber fence panels on either side. The design and materials of the

gates and fence panels have been amended in discussion with officers to better respect the traditional character of this location, and the overall height reduced to 1.7m to avoid a harsh 'barricaded' appearance.

Residential Amenity

The most affected properties are 'Tanglewood' and 11 Furzeholme.

Tanglewood

The rear elevation of Tanglewood is sited at an oblique angle to the rear of Cissbury Cottage. The proposed ground-floor and basement side extension will be well-separated from the rear of Tanglewood, and partially screened from view from this property by the existing garden room at Cissbury Cottage.

The pitched and hipped roof of the raised-up replacement garage building will be visible in angled views from the rear of Tanglewood, but sited at over 14m from the common site boundary, it will have no adverse impact in terms of light or outlook. The loss of existing views of the sea or Salvington Windmill would not constitute a reason for refusal.

A section drawing of the proposed swimming pool has been provided indicating that existing ground-levels towards the south would be built up by approximately 0.75m to form the terrace around the pool. The common side boundary on this side consists of a series of fence panels stepping down to reflect the sloping ground level. However, there are tall shrubs growing in the garden of Tanglewood adjacent to the siting of the proposed pool that would help screen views of the pool and safeguard against loss of privacy. The northeast corner of the pool will be sited closest to the boundary with Tanglewood at a distance of 3.4m, with the gap widening toward the south owing to the wedged-shape of the plot. The submitted plans indicatively show the siting of the proposed pool plant equipment alongside the eastern flank wall of the new garage building, sited over 14m from the common boundary. The condition recommended by the EHO will safeguard this neighbour from any risk of unacceptable noise emissions.

It is not the Council's normal practice to restrict hours of working in relation to the construction of domestic extensions. However, the recommended condition can be justified in this instance given the nature of the proposed works involving excavation of the proposed basement and swimming pool.

11 Furzeholme

The proposed new first-floor dormer on the western roof slope will be visible in view from the rear windows of 11 Furzeholme. However, at a separation distance in excess of 20m the effect of overlooking will not be severe and would not justify refusal. There would be no other impacts on the amenities of this dwelling arising from the proposals.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching dormer materials
4. Agree schedule of external materials, finishes/colours for side extension
5. Agree schedule of external materials, finishes/colours for replacement garage building
6. Agree design/materials and of windows/doors/rooflight to side extension
7. The altered vehicle parking/turning area shall be constructed in accordance with the approved plan prior to first use of the replacement garage building. These spaces shall thereafter be retained for their designated use.
8. Entrance gates to open inward and all plant/equipment associated with their automated operation to be sited within the plot.
9. Noise associated with the swimming pool plant equipment shall not exceed 45dBLAeq$_{15min}$ at any residential boundary.
10. Construction hours

Informative

Pro-Active Amendment

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

Case Officer: Jo Morin Date: 03.02.2025

Authorised by: Louise Prew Date: 03/02/2025