Expiry: 18/08

# Development Control – Delegated Officer Report

**Application Number: AWDM/0840/23 Recommendation: Approve**

**Site:** 11 Furze Road

**Proposal:** New two storey entrance porch, enlargement of the existing garage to the west and new pitched roof to the garage to the east.

**Date of site visit:** 01/08/2023

**Neighbours checked:** Y

**Additional neighbour notifications**: Y

**Site and Surroundings**
The application site is a large detached dwelling with two detached garages. The flat roof garages are located to the east and west of the main dwelling and set back from the frontage. The dwelling has two separate private access driveways off Furze Road and Mill Lane.

The entrance to the property is via a small front porch with a secondary entrance towards the east of the frontage, with no unified building line. The existing building has had a number of alterations since its construction.

Garage A to the west has capacity to currently host two vehicles with a flat roof and abuts the common boundary with the neighbouring property, Firsdown House, a 2-storey house occupying an L-shaped plot to the south and west, The garage is sited on sloping of land which reflects the general topography of the site sloping down to the south.

Garage B to the east is also a flat roofed, rendered garage which abuts the entrance gates from Mill Lane. The west side of the garage adjoins the common boundary with 9 Furze Road, a detached bungalow occupying a similarly large backland plot to the north of the application site. The rear of the garage follows the boundary and forms an unusual wall angle.

The surrounding area is made up of individual style dwellings occupying large plots. To the north is Salvington Hill Windmill, a working windmill from the 1700's. The windmill is a Grade II Listed Building with all the machinery fully functional and working, one of the sweeps is however missing.

A TPO (No.6 of 1971) covers 2 groups of trees on the east side of the site including a large Monterey Cypress close to the entrance gates from Mill Lane.

**Proposal**

A 2-storey extension is proposed to the north elevation, infilling an existing recess, together with a 2-storey entrance porch, replacing the existing single-storey porch.

Together with alterations to the existing fenestration the proposed development seeks to unify the frontage to create a more balanced appearance. The new porch will have a span of approximately 5m, protruding 1.25m from the front wall with a gabled roof 6.7m high. It would consist of a hardwood oak timber frame with clear, double-glazed panels.

Works are also proposed to the two separate garages:-

As amended, the garage to the west (Garage A) will have a large extension to the east creating a total width of 13.625m. The existing 3m high flat roof will be replaced with a shallow mono pitched roof, 3.3m high at the front (North) sloping down to 2.6m high at the rear. It is proposed to install an array of solar panels covering the entire roof that will run flush with the roof.

The garage to the east (Garage B) will not have a change in footprint but a new clay-tiled, dual pitched roof is proposed to replace the existing flat roof. The proposed pitched roof would have oak-framed gables at either end with clear, double-glazed panels to match the proposed porch, and would be clad in horizontal timber weatherboarding with a stained finish.

**Relevant Planning History:**

07/0761/FULL – Erection of two storey extensions to south and north elevations and addition of entrance conservatory. Permitted 25/09/2007.

96/05287/FULL – Construction of a Double Garage. Permitted 18/12/1996.

**Consultations:**

WSCC Highways – This application is for the erection of a new two-storey entrance porch, enlargement of existing garage to west and new garage to east. The site is located on Furze Road, a C-classified road subject to a speed restriction of 30 mph.

No highway safety concerns are raised to the proposals. The LHA does note that under Manual for Streets (MfS) guidance, garage bays should meet minimum internal dimensions of 3m x 6m each. As such, the applicant may wish to widen Garage A to 15m, to ensure modern sized cars can be accommodated inside.

Notwithstanding the above, the site exhibits suitable space within the existing driveway for parking and turning to serve the host dwelling. 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.

AWBC Tree and Landscape Officer – I have looked at the plans and I have no concerns regarding trees for this proposal.

**Representations:**

One letter of objection from neighbouring property on the grounds of loss of light and shading. An amended design reducing the height of the garage roof is suggested.

**Relevant Planning Policies**
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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.

***Visual Amenity***

Due to the location of the proposed development and host property being set back from the highway and screened by multiple properties the proposed development will not be visible from the public realm. The only aspect that will be visible from the public realm will be the proposed pitch roof on the eastern garage (Garage B). This is not considered to result in a form that would be out of place with the character of the area. Many of the large properties have detached garages, some of which have pitched roofs. As such the visual amenity is considered to be acceptable in this case.

The proposed porch to the front would create a 'grand' feature entrance to the property. Although it would constitute a notable addition to the front elevation, the scale and gabled form would be in-keeping with style and proportions of this large property and together with the small infill extension and other minor elevation alterations, would result in a more balanced composition enhancing the appearance of the main front elevation.

The proposed roof form of the western garage (Garage A) has been amended to address concerns raised about the impact of the initial proposal on the neighbouring property, Firsdown House. Whilst this has resulted in the garage having an increased the footprint, the shallow mono-pitched roof form minimises the 'bulk' of the roof seen from Firsdown House which is sited in close proximity. The south and west brick walls of the existing garage will be retained with the proposed addition finished in timber cladding with floor-to-ceiling oak timber windows wrapping around the south east corner (facing the garden) and aluminium doors. The roof covering would be would be a zinc standing seam with integrated flush-fitting solar PVs. It is understood the enlarged garage is required to house a car collection. Despite the resulting large footprint, it would not result in an over developed appearance on this large plot with the amended simple roof form and timber-clad exterior helping to achieve an ancillary visual relationship to the host dwelling.

The Listed High Salvington Windmill is located approximately 60m to the North of the site on higher ground. Despite its 2-storey scale and striking predominantly glazed design, the 2-storey gabled feature porch would be no taller than the existing roof gables on the front (North) of the dwelling and would be sufficiently well-removed from the Windmill as not to affect its setting, including wind-flow. The other elements of this

proposal are single-storey scale and would have no harmful impacts on the setting of the Listed Building.

It is not considered that the proposal will have any impact on the tree with a TPO as reflected in the comments of Adur and Worthing Borough councils Tree and Landscape officer has reaffirmed.

***Residential Amenity***

The neighbouring house to the west, Firsdown House, sits close to its site boundaries to the North and East, and in close proximity to Garage A, sited to the North on higher ground. The rear elevation of the dwelling is stepped with a small open area to the NE corner of the plot. The Eastern side of the Firsdown House is enclosed by a tall Yew hedge growing alongside the boundary within the curtilage of the application site. There is a first-floor window in the North elevation of Firsdown House apparently serving a landing, and a ground-floor window in the East side elevation of the rear projection apparently serving a dining room. The roof form of Garage A has been amended to address concerns expressed about the impact of the initial proposals on the outlook of Firsdown House. The resulting mono-pitched form would now result in only a slight increase in the height of the existing garage of 0.3m at the front (North) and would not appear obtrusive viewed from Firsdown House. The increase in the footprint to the garage is set away from the boundary and towards the host dwelling.

As amended the proposed solar panels would be integrated to sit flush with the mono pitch roof. It is considered the potential for glare to be reflected towards the windows in Firsdown House would be limited. Moreover, the first-floor North-facing window is understood to serve a landing, a non-habitable room.

Nevertheless it would be prudent to secure details of the flush-fitting integrated solar PVs as a condition of planning permission.

The use of the enlarged garage will be for the storage of the personal cars of the applicant, there will be no works undertaken on the vehicles falling outside the remit of that associated with normal domestic garaging.

The garage to the east (Garage B) will have a new pitched roof which will increase the height of the roof and is likely to be visible from the rear of No.9 to the North notwithstanding the large amount of screen planting on the common boundary. However, views will be at an oblique angle and it is not considered the increased height would result in any significant harm to amenity.

The 2-storey glazed feature porch will also be visible from the neighbouring property to the north (No.9), and will be most visibly apparent when lights are on during dark evenings and night-time. However, there is a separation distance of 23m to the rear of the bungalow at No.9 and mature trees growing within the garden will help screen views of it such that it would not be intrusive. The feature porch would form part of an enlarged entrance hall on the ground-floor and large galleried landing above, with a new first-floor bathroom formed by the infill extension. The reconfigured layout would remove a first-floor bedroom (a habitable room) with North-facing window that currently directly overlooks the rear of No.9 (albeit screened by the above-mentioned

trees). Consequently despite the large expanse of proposed glazing, it is considered the feature porch, infill extension and associated elevation alterations would not result in any material worsening of existing overlooking impacts.

The amended proposals are not considered to result in any unacceptable impacts on the neighbouring properties.

***Parking and Usage***

With the increase in parking space within the application site it is considered that that proposed garages will have sufficient space to provide parking for the host dwelling. It is noted that the garages are proposed to facilitate the storage of the applicant's car collections. Conditions have been included within the approval to ensure that the use of the garage remains incidental to the use of the main dwellinghouse and is not converted to a separate unit of accommodation.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as annotated on approved plans
4. Use of enlarged Garage A incidental to dwelling.
5. No vehicle repairs other than standard vehicle maintenance consistent with incidental domestic use
6. Agree details of flush-fitting integral solar PV array to the roof of Garage A.

**Informative**

Pro-Active Amendment.

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

Case Officer: Finlay Gardner Date: 06/10/2023

Authorised by: Jo Morin Date: 09.10.2023