Expiry Date - 23/04/2025

# Development Control – Delegated Officer Report

**Application Number: AWDM/0249/25** **Recommendation – REFUSE**

**Site:** **4 Graham Road Worthing West Sussex BN11 1TL**

**Proposal:** **Single storey front and side wraparound extension**

**Date of site visit:** 04.03.25

**Neighbours checked:** Y

**Additional neighbour notifications**: N

## Site and Surroundings

The application relates to an end of terraced ground floor café/restaurant on the east side of Graham Road a predominantly residential road to the north of the pedestrianised area of Montague Street towards the western end.

The property which has been painted black on the ground floor has full length windows to the south and west elevations with a slightly raised terraced in front of the windows which is enclosed by black railings. The outside terrace is narrow but allows for some outside seating.

There is an attached timber building to the south east corner of the building which projects towards the access road to the rear of shops off Montague Street and the multi storey car park to the east.

The property is at the southern end of a row of terraced Victorian residential two storey dwellings which are pained render. The west side of Graham Road also comprises older style two storey painted dwellings. To the south across the access road is the rear of a properties facing Montague Street, the closest building is relatively modern in a yellow brick.

The property is just outside the Town Centre Boundary and the Montague Street Conservation Area.

## Proposal

The application proposes an extension to the front and side of the property on part of the raised terrace increasing the internal area by approx. 14sqm. The extension would project approx. 1.2m wrapping around the building. The extension would comprise masonry to a height of approx. 1.4m with glazing above, part of which would be openable. The extension would have a glass roof. A door is shown onto Graham Road adjacent to No 6 Graham Road.

**Relevant Planning History:** None relevant

**Consultations:**

**WSCC Highways**

This application seeks the erection of a single-storey front and side wraparound extension. From inspection of the plans, the proposed extension will be situated in lieu of an existing terrace, providing 14sqm of additional internal floorspace. Such works are small in scale and not anticipated to adversely impact upon highway safety.
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 116), and that there are no transport grounds to resist the proposal.

**Adur and Worthing Councils**

**Environmental Health (PH)**

There are no adverse EH comments for this application.

**Drainage Consultant WSP**

No objections

**Sussex Police**

I have reviewed the plans as submitted with this application and have no comments to make from a crime prevention perspective, but the applicant and their partners are strongly advised to consult directly with the licensing team at Sussex Police with regards to these proposed changes. The Sussex Police Licensing Team may have some of their own requirements to be implemented into the premises before they are satisfied it meets licensing objectives on the day-to-day operation of the business which is why it is extremely important that the applicant contacts them as soon as is practicable.

**The Worthing Society**

Thank you for requesting our comments in respect of the above application. The building is located just outside the proximate Montague Street Conservation Area (CA). The Conservation Area Appraisal Document (CAAD) refers specifically to Graham Road and states:
*"The only section of Graham Road within the Conservation Area is the two storey 19th century terrace formed by Nos. 3 to 39 on the west side. This terrace has considerable local historic and architectural interest. The remaining Victorian properties in the street, however, are important for setting*

*the context and establishing the character of the street scene. Characteristic Victorian features largely remain intact."*

I have now had the opportunity to discuss the plans with our Heritage Team. Taking into account the location, we consider the 'wrap around extension' would harm the setting of the CA and the street scene in Graham Road. It would particularly affect the house to the north. In our view the extension would need to be kept to the south elevation only.
In summary and for the reasons stated we object to this application

**Representations:**
Flat 2, 3 Graham Road

Fully support the application

**Relevant Planning Policies**

National Planning Policy Framework
National Planning Practice Guidance
Montague Street Conservation Area Appraisal

Worthing Local plan

DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM16 - SUSTAINABLE DESIGN
DM24 - THE HISTORIC ENVIRONMENT

**Planning Assessment**

The property lies outside but adjoining the primary shopping frontage and the Conservation Area. It also lies with a residential area

The main issues are therefore the impact of the extension on the visual amenities of the locality, with particular regard to the effect on the adjoining Conservation Area and the impact on residential amenity.

**Visual amenity and the impact on the conservation area.**

Policy DM5 of the WLP indicates that

All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:
i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;
ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials,

density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;
iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;
iv) respect, preserve and where appropriate enhance, heritage assets and settings;
v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;
vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);
vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;
viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);
ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;
x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

Policy DM24 of the SDWLP indicates that:

a) Where development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.

The application site comprises a Victorian end of terraced property over two storeys, part of a terrace of traditional houses. The building in its commercial form and glazed windows and small outside terrace provides a characterful corner building bringing animation to the street but retaining the linear terrace.

The proposed extension would extend the building to the edge of the outside terrace projecting forward of the existing terrace with masonry and glazing above and a shallow pitched glazed roof. Due to the materials proposed, design and projection the extension would be visually obtrusive in the street scene, the extension would come forward of No 6 Graham Road impacting on the character of the terrace and providing a visually discordant addition.

The building is located just outside the Montague Street Conservation Area (CA). The Conservation Area Appraisal Document refers specifically to Graham Road and states:

*"The only section of Graham Road within the Conservation Area is the two storey 19th century terrace formed by Nos. 3 to 39 on the west side. This terrace has considerable local historic and architectural interest. The remaining Victorian properties in the street, however, are important for setting the context and establishing the character of the street scene. Characteristic Victorian features largely remain intact."*

The proposed extension as set out above would be visually obtrusive and would have an impact on the terrace on the east side of Graham Road, as such it would have an impact on the context of the conservation area and thus harm the setting of the conservation area.

**Residential amenity**

The extension would be to the south side of No 6 Graham Road a residential property. The property is currently in a similar built frontage to No 4.

The proposed extension would project forward approx. 1.3m beyond this frontage. Although there are no habitable windows within close proximity of the proposed extension, the property has a glazed door just set off the boundary and the currently aligned frontage of both properties provides No 6 with an open aspect to the front. The proposed extension would impact on the visual amenity on this property and with glazing proposed to the northern side of the extension virtually on the boundary it is likely to cause perceived and actual overlooking of the frontage of this property.

**Recommendation**

**REFUSE** for the reason:-

1. The proposed extension by reason of its siting, design and materials would be unacceptable visually obtrusive, out of character with the building and the traditional terrace within it sits. Its impact on the terrace would further have an impact on the setting of the Montague Street Conservation Area. As a result the development is harmful to the building, streetscene and the important historic character of the Montague Street Conservation Area. It is therefore contrary, policies DM5 and DM24 of the Worthing Local Plan and the relevant policies of the National Planning Policy Framework.

2. The proposed extension by reason of siting, projection and design would have a detrimental impact on the occupants of No 6 Graham Road in terms of loss of light, visual impact and perceived overlooking. As such the proposal is contrary to policy DM5 of the Worthing Local Plan and the relevant policies of the National Planning Policy Framework

**Informative**

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The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

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

Case Officer: Jackie Fox Date: 16.04.25

Authorised by: Louise Prew Date: 17/04/2025