Expiry Date - 13/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0999/23 **Recommendation – REFUSE**

Site: **130 Warren Road Worthing West Sussex BN14 9RB**

Proposal: **Proposed garage extension to front elevation.**

Date of site visit: 30/08/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Warren Road (A27) a busy main road running through a predominantly residential area of Worthing. The property comprises of a detached chalet bungalow with dormer to the front, rendered elevations and a tiled hipped roof. There is a good size garden and a conservatory to the rear. The property is set back from the road behind a rendered wall with railings above forming a dual entrance with gates to each access and a paved driveway.

The property is not within a conservation area and is not a listed building. There is a group of protected trees to the front of the building along the west side boundary of the application site and within the neighbour's forecourt. There is also a protected tree to the rear of the property.

Proposal

Planning permission is sought for a garage extension to the front elevation.

The proposed garage would extend the existing garage to the west side of the building forwards to form a new garage of 6m deep by 2.55m wide. The garage would line through with the existing west side wall of the garage adjacent to the boundary. The proposed garage would have a pitched roof of approximately 2.5m high to eaves and 3.15m high to the ridge.

The proposal would be finished in white render and plain tiles to match the existing building with a black steel garage door.

With the existing garage door removed the extension would provide a double depth garage space retaining the doors to the rear through to the utility room.

Relevant Planning History:

AWDM/1295/22 - Rooms in roof consisting of hip to gable extensions and windows to sides, two pitched roof dormers and pitched roof gabled first floor

extension to front and two pitched roof dormers and flat roof dormer to rear - Approved

AWDM/0273/22 - Demolition of existing conservatory and construction of proposed single storey rear extension – Approved

AWDM/0241/13 - Raising of both hips to gable ends with front and rear dormers and increase in height of porch to two storeys – Refused

08/0764/FULL - Construction of a first floor extension forming a two storey 5 bedroom dwelling house – Refused

06/1308/FULL - Extension to roof including construction of gable ends and new front and rear dormers – Refused

05/1190/FULL - Extension to roof including construction of gable ends and front and rear dormers. (Amendments to planning permission WB/03/00261/FULL) – Refused

03/00261/FULL - Conservatory to rear, extension to roof including construction of gable ends, rear dormer and pitch roof over existing flat roof to front dormer - Approved

Consultations:

Tree and Landscape Officer - From looking at the plans and photos I would have concerns regarding the proximity of the garage. The building appears to be slightly dug into the sloping front garden which might affect any deep roots that are present, also being directly beneath the trees may cause future pressure for additional lifting and reductions.

Representations:

None received

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.

Policy Context

The National Planning Policy Framework advises in Paragraph 126 that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 130 indicates that development should: (b) be visually attractive and (c) sympathetic to local character and history, and in Paragraph 134 states: "Development that is not well designed should be refused especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes".

Policy DM5 – Quality of the Built Environment, of the Worthing Local Plan (adopted 28th March 2023) requires that;

a) *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 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;*

Ensuring Good Design

d) *Development must reflect government guidance on design and take into account any local design guidance and supplementary planning documents such as design guides and codes. Weight will be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally, so long as they fit in with the overall form and layout of their surroundings.*

The supporting text for this policy at paragraph 5.66 states: *Extensions and alterations to residential properties or ancillary development such as new freestanding buildings and garages should have regard to scale, design and materials in relation not only to the property concerned, but also any predominant characteristics in the area. The impact of any proposal on the street-scene and on neighbouring property must also be acceptable.*

The Council's Supplementary Planning Guidance - Extending or altering your home, advises that:

The Size and Shape of the Extension
The size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature. Therefore, the extension should not be higher than, or in front of, the main house.

Front Extensions
Front extensions/porches are usually highly visible and can therefore drastically alter the appearance of a house and the character of the street. If the properties on your street conform to a strict building line, any front extension disrupting this line will probably become obtrusive in the street scene.

Garages
As with other extensions, it is better to set a garage back from the front of a dwelling, especially if it is to be attached. The use of different types of garage in a street frontage can destroy the harmony of the street scene. The use by adjoining owners of similar garages will avoid this and help to maintain the rhythm of the original house design.

The above policies and relevant sections of the Design Guidance, SPG – 'Extending or altering your home' clearly set out the expectations for development and require that development is, well designed to reflect the predominant characteristics of the local area, does not adversely affect the appearance of the street scene, is of a scale that is proportionate to existing and surrounding development and makes a positive contribution to the area.

Visual Amenity

The site is in a very prominent location adjacent to the busy A27. The frontage is even more prominent following the removal of the hedge to the front boundary (2022) and although it is noted that new planting has been carried out, this is still very sparse and currently offers no screening of the site. The terrain slopes gently from south to north and the dwelling is elevated by approximately 0.9m above the driveway.

The application property is one of a group of five detached bungalows, chalet bungalows and houses of similar age that are set back behind deep forecourts, all following the same common building line and set back a consistent distance from the road. None of these properties extend beyond this defined building line other than for small porch additions. The only property in close proximity to No.130 that has a garage extension forwards of the building, is at No.124 (to the east of the site). This property differs from the application site in that it is positioned further forwards in its plot with the front elevation at an angle to the road. This results in the front corner of the garage being the same distance from the road as the front corner of the house. This garage does not therefore disrupt the rhythm or layout of the area. Conversely, the proposed garage extending 6m forwards of the defined building line would disrupt the rhythm and layout characteristic of the street scene, appearing entirely out of keeping with

immediate neighbours and also the wider group of buildings to this side of the road. This impact would be exacerbated by the exposed frontage of the site due to the lack of vegetation. Even with the provision of more substantial vegetation to screen the frontage the garage would be clearly visible through the driveway openings and therefore additional vegetation would not mitigate the impact.

The proposed garage, due to its position forwards of the defined building line would appear dominant and obtrusive in the street scene, failing to respect the prevailing character of the area and failing to enhance the local environment. The garage in this position would be an intrusive addition to the street scene that would be significantly out of keeping with the predominant characteristics of the area having a significant and harmful impact on the visual amenities of the locality.

The garage would not comply with the requirements of policy DM5 or the relevant sections of the Design Guide SPG – Extending or altering your home.

Trees

The Sycamore trees within the neighbour's forecourt, adjacent to the side boundary and protected by a TPO are a prominent, attractive and established feature of the area that contribute to the wooded character and visual amenities of the locality.

It should be noted that the application form incorrectly states *'No'* to the question: *Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?*

The trees are not marked on any of the submitted plans and no information has been provided with the application as to how these trees would be affected.

The proposed garage would encroach on to the root area of the Sycamore trees covered under 00/00015/TPO. Given the close proximity of these trees to the boundary to the neighbour's side of the fence, any footings required for the garage are likely to damage the rooting system for these trees resulting ultimately in the loss of these trees.

Policy DM5 requires that all development is expected to '*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'.* The application has omitted to consider the presence of these protected trees, does not provide any information as to the potential impact and cannot ensure their future health or protection.

The Council's Tree Officer has raised concerns regarding the proximity of the garage to the trees which may affect any deep roots that are present and also the garage being directly beneath the trees which may cause future pressure for additional lifting and reductions.

Without further information as to the proposed foundations for the garage and in the absence of any arboricultural report, it has not been possible to fully consider the impact of the proposed development on the protected trees.

Residential Amenity

The only neighbour affected by the proposal is to the west of the application site at No.132, a two storey house. The proposed garage would extend 6m beyond the front elevation of the neighbour's house. The nearest window to the front of the house at ground floor level is a bay window serving a living room. The garage at 6m deep and adjacent to the boundary would extend beyond a 45 degree angle projected from the centre of this window. Daylight to this bay window, particularly the side pane, is likely to be compromised and is likely to diminish light to the neighbour's principal room. The eaves of the garage adjacent to the boundary would be approximately 2.5m high and whilst this is not excessively high, the depth of the garage and its close proximity to the boundary may appear overbearing to the adjacent neighbours.

The proposed garage extension would therefore have a detrimental impact on the residential amenities of the adjacent occupiers.

Recommendation

REFUSE for the reason:-

1. The proposed garage, due to its position forwards of the defined building line would disrupt the rhythm and layout of the area and appear dominant and obtrusive in the street scene. The development fails to respect the prevailing character of the area or to enhance the local environment. The garage in this position would be an intrusive addition to the street scene that would be significantly out of keeping with the predominant characteristics of the area having a significant and harmful impact on the visual amenities of the locality. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the policies of the revised National Planning Policy Framework.

2. No information has been provided with the application to consider the impact of the development on the Sycamore trees adjacent to the west boundary of the site, subject to Worthing Tree Preservation Order 00/00015/TPO. Due to the close proximity of the proposed garage to the protected trees and the encroachment of the garage within the tree protection area, the proposal is likely to damage the root system and lead to future pressure for additional tree works. The future longevity and health of these protected trees cannot be ensured and their potential loss would have a significant and harmful impact on the visual amenities of the locality. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan and the policies of the revised National Planning Policy Framework.

3. The proposed garage due to its depth and position adjacent to the boundary, is likely to have a detrimental impact on the living conditions of the adjacent occupiers at No.132 Warren Road, diminishing light to their front living room window and appearing overbearing. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the policies of the revised National Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Agent. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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

Case Officer: Amanda Haslett Date: 12/09/23

Authorised by: Jo Morin Date: 13.09.2023