Expiry Date - 02/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1250/23 Recommendation – APPROVE

Site: The Pebbles 257 Brighton Road Worthing West Sussex

Proposal: Installation of Dark Grey Cedral cladding to house and annexe and erection of attached external store to the east side elevation of house

Date of site visit: 27.10.2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a two-storey detached property occupying a rectangular-shaped corner plot at the junction of Brighton Road and Ophir Road. The dwelling fronts Brighton Road (A259) and the seafront beyond. The property has been enlarged by a large pitched-roof single-storey annexe extension to the rear (north), a west side roof dormer and front porch. There is a vehicle access off Ophir Road serving a frontage parking area.

The north side of Brighton Road is primarily made up of large detached and semi-detached properties of varying age interspersed with some newer 3-storey flat blocks, typically occupying reasonably deep plots and set well back from the road carriageway. The southern part of Ophir Road is made up of smaller-scale detached 2-storey dwellings of a distinctive chalet-style design occupying shallow plots.

The site is located within EA Flood Zone 3.

Proposal

The application proposes a single storey side extension to provide an attached store. It would be 3.15m wide and 5.4m deep, set back 1m from the front elevation. It would have a part-pitched/part-flat or ‘crown’ roof, 3.55m high overall, and 2.25m high to eaves. The extension would have a brick plinth with the external walls finished in Dark Grey Cedral cladding and a slate roof to match the host dwelling.

Permission is also sought install Dark Grey Cedral cladding on the front, (east) side and rear elevations of the main dwelling and attached annexe.

The application is accompanied by a FRA in accordance with EA standing advice and a Supporting Statement which explains the changes to the previously approved scheme AWDM/1134/22.

Relevant Planning History:

AWDM/1134/22 Installation of Dark Grey Cedral cladding to house and annexe and erection of attached external store to the East side elevation of house. Permitted 03.10.2022.

AWDM/0954/19 Application for a non-material amendment to previously approved AWDM/1881/18. Amendment: Existing garage walls to be rebuilt to match existing. Approved 08.07.2019.

AWDM/1881/18 Conversion of existing garages to habitable accommodation and extension to the east of the garages. Alterations to existing garage to raise roof and form new pitched roof over. Insertion of rooflights to east and west sides of existing pitched roof. Erection of 1.2 metre high wall with 0.6 metre high close-board timber fence above on east side to enclose new rear garden area (with visibility splay retained) plus 0.6 metre close-board timber fence above existing wall on east side (wall either renovated or rebuilt as necessary). Approved 19.03.2019.

AWDM/0985/17 Non Material Amendment to approved AWDM/0899/16 for new opening to West elevation and alteration to door on South elevation. Approved 17.07.2017.

AWDM/0899/16 Change of use from two flats to single dwellinghouse with single-storey extension to rear (north) elevation and porch to front (south) elevation (re-submission of AWDM/1046/15). Approved 28.07.2016.

AWDM/1046/15 Change of use from two flats to single dwellinghouse with single-storey extension to rear (north) elevation and porch to front (south) elevation. Refused – Appeal Dismissed.

AWDM/0124/13 Proposed side dormer extension. Approved 28.03.2013.

Consultations: None.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

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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

Policy DM5 of the adopted Local Plan states that all new development including extensions should be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area including through the considerations of proportion, form, design height, massing and materials (amongst other things).

Planning permission was granted under AWDM/1134/22 for a single-storey side extension 2.4m wide and 5.35m deep with a tall lean-to roof 4.5m high where it joined the side wall of the house, and 2.3m high to eaves. It was proposed to be externally finished in horizontal Dark Grey Cedral cladding with a slate roof. The proposal was amended during the application process to reduce the width of the extension and amend the roof form from a part pitched part flat roof. It was considered that the reduction in width and introduction of a lean-to roof form improved the proportions of the extension to relate more sympathetically to the appearance of the host dwelling, and that the retention of a 1.2m wide gap between the side wall of the store and the site boundary onto Ophir Road would help avoid an overdeveloped appearance

That permission has not been implemented and the Applicant now seeks to revert to a proposed wider side extension. However, the currently proposed extension will not be quite as wide as that initially sought under AWDM/1134/22, retaining a narrow gap of 460mm to the side boundary, sufficient to implement the boundary treatment (1.2m high wall with 0.6m high fence on top) approved under AWDM/1881/18.

In visual terms, the increased width compared to AWDM/1134/22 is offset by a reduction in the overall height of the extension, combined with its revised roof form, with sloped edges to the front, side and rear, which help achieve a more subsidiary appearance in relation to the host dwelling. The visual proportions of the proposed store have also been improved by the larger door opening in the front elevation compared that initially proposed under AWDM/1134/22.

The larger footprint of the proposed extension, sitting closer to the site boundary on this corner plot, will have some additional enclosing effect on the existing open character of the entrance into Ophir Road compared to the approved scheme. However, the supporting statement demonstrates that owing to the alignment of the road, the side wall of the extension would still not sit forward of the front elevation of 1 Ophir Road to the north. On balance, taking into account the more visually subservient form of roof now proposed, it is considered the effect of the wider footprint in street scene terms would not be so harmful to warrant refusal.

The Dark Grey Cedral cladding to the remainder of the dwelling is as previously approved under AWDM/1134/22.

Residential Amenity

The proposed store is sufficiently well-separated from neighbouring properties and its larger footprint would have no adverse impacts on residential amenity.

Flood Risk:

The extension would be used for non-habitable storage. Nonetheless the submitted drawing is annotated to show that the internal floor level would be at the same level as the existing house.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as annotated on approved plans
4. Store incidental to domestic use of dwelling

Informative

Pro-active amendment

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

Case Officer: Jo Morin Date: 30.10.2023

Authorised by: Gary Peck Date: 30 October 2023