Expiry Date - 27/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0846/24 **Recommendation – APPROVE**

Site: **33 Greystone Avenue Worthing West Sussex BN13 1LR**

Proposal: **First floor extension to East elevation, garage conversion to habitable room**

Date of site visit: 08/08/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Greystone Avenue within a residential area of Worthing. The property comprises a detached two storey house with brick and render elevations and a tiled pitched roof and a projecting flat roof to the front at ground floor level. There is an attached garage to the east side of the building and a good size garden to the rear. The property is set back from the road behind an open garden and planting and a driveway leading to the garage.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a first floor extension to the east side and conversion of the existing garage to a habitable room

The proposed extension above the garage would measure approximately 2.4m wide x 7.4m deep, matching the eaves height of the existing building and with a lower ridge height of 6.8m. The extension would be set back 1.2m from the front elevation at first floor and 1.95m from the front elevation at ground floor. The extension would be finished in tile hanging to the front and side and cladding to the rear with windows to the front and rear elevations. The garage door to the front would be replaced with a window.

Internally the extension would provide a bedroom and ensuite at first floor.

The garage would be converted to a habitable room as a games room.

The application has been amended to include a set back to the front of the extension and to change the materials to the front and side to tile hanging.

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Relevant Planning History:

None relevant

Consultations:

WSCC Highways - This proposal is for the first-floor extension to East elevation, garage conversion to habitable room. The site is located on Greystone Avenue, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for 1 car.

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 115), and that there are no transport grounds to resist the proposal.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 2023)
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

The street scene is characterised by two storey houses of similar scale, form and design finished in traditional materials of brick, tiles and render. There is a three storey block of flats built in similar materials, opposite the site. The building line to the front of the houses to the south side of the road is reasonably consistent. Various extensions have been carried out to the rear.

The proposed extension would extend out to the boundary at first floor level. Typically a side extension at first floor should leave a gap of 1m to avoid a terracing effect with the neighbouring building. This gap would not be achievable on this site and alternatively a set-back has been sought from the frontage of the existing building to mitigate the close proximity of the dwellings. Amended plans were received and now show a set back of 1.2m at first floor and 1.95m at ground floor.

The set-back position of the extension and lower ridge height will achieve a more subsidiary visual relationship to the host dwelling helping to mitigate the loss of the existing visual gap.

The proposed cladding to the first floor front and side elevations has also been amended to tile hanging which would be in keeping with the traditional materials prevalent in the area. The use of cladding to the rear is considered acceptable in this case, due to the limited views of the rear elevation, this will however be subject to a condition to prevent cladding being used on the frontage.

Replacement of the garage door with a window would not have any detrimental impact on its surroundings.

There would be no significant harm to the character of the area or the visual amenities of the locality as a result of this amended application.

Residential Amenity

The most affected neighbours are those to the east side at No.31 Greystone Avenue. The proposed side extension would extend out to the boundary with this property with a gap of about 1.3m between the boundary and the side of No.31 on the neighbours side. There are no windows to the side of No.31 and the first floor extension would not project beyond the front or rear elevation of the house. There would be no loss of light, overshadowing or enclosure of the neighbour's property as a result of an extension in this position. The window to the rear of the extension serves an ensuite and would not result in overlooking or loss of privacy to the neighbour's garden.

Conversion of the garage to habitable accommodation would not adversely affect neighbours.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Parking

It is noted that the existing garage has previously been partially converted to a pantry and is no longer used as a typical garage. WSCC Highways state that the garage would not meet minimum internal specifications for a garage in any case and therefore there would be no material change to parking provision for this property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Cladding to rear only
4. Ground-floor render and tile hanging to match colour of existing roof tiles

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Amanda Haslett Date: 28/08/24

Authorised by: Jo Morin Date: 30.08.2024