Expiry Date - 31/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0451/24 **Recommendation – APPROVE**

Site: **7 Wentworth Close Worthing West Sussex BN13 2LQ**

Proposal: **Proposed conversion of existing garage and new parapet roof**

Date of site visit: 10/05/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Wentworth Close, close to the A 27 in a residential area of Worthing. The property comprises a semi-detached house with brick elevations and a tiled pitched roof. The property is elevated above road level and set back behind a terraced front garden and driveway leading to the attached garage to the west side. There is a small garden to the rear and a bank of trees beyond the rear boundary.

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 conversion of the existing garage and construction of a new parapet roof above.

The existing garage would be converted to a dining room, WC and store. There would be no extension beyond the existing footprint of the building. The existing flat roof would be replaced with a parapet roof that is slightly higher than existing. The garage door to the front would be replaced with a door and window and additional windows would be installed to the rear.

The application has been amended to remove a front extension to the garage and change the roof form to a parapet.

Relevant Planning History:

AWDM/0169/19 - Lawful Development Certificate for proposed rooms in roof with rear dormer to north elevation - Approved

Consultations:

WSCC Highways - The site is located on Wentworth Close, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed works would not be anticipated to give rise to a material intensification of movements to or from the site.

I would note that the proposed extension will reduce the driveway length to 4.57m as shown on the plans. This would mean that the driveway would be too small to accommodate a standard parking space of 2.4m x 4.8m. A smaller sized car should be able to park on the driveway, but larger modern sized cars may overhang slightly into the footway. As such, parking may have to be accommodated on-street as a result instead. The LHA would not anticipate that this would give rise to a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider the potential impacts from an amenity point of view.

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

Officer response – The application has been updated since these comments were received and no longer includes an extension to the front of the garage.

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 to the north side of the road consists of semi-detached houses of the same design, form and appearance separated by a pair of garages in-between. The houses are evenly spaced apart and set back an equal distance from the road and in an elevated position. The south side of the road consists of house of similar design but grouped in small terraces that are at road level.

The proposal would maintain the position and footprint of the garage as existing but would include a parapet roof that is approximately 0.45m taller than the existing flat roof and that of the adjoining garage. The original proposal was for an extension forwards of the garage and a lean to roof form and this was considered unacceptable as it destroyed the rhythm and pattern of development in the area and was out of keeping with its surroundings. The revised proposal with its parapet roof form and limited height increase would reflect the flat roof form of the existing garage and would not appear out of keeping in the street scene. The parapet roof form would not detract from the character of the property and would not appear dominant or intrusive in the street scene.

The removal of the garage door and replacement with a door and window to the front would be visible in the street scene but would not undermine the character of the property or the wider street scene.

There would be no significant impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The small increase in height to the existing garage would not have any detrimental impact on the residential amenities of the adjacent occupiers.

Parking

The proposal would result in the loss of a garage parking space however there is sufficient room to accommodate 2 cars to the front of the garage and therefore there would be no additional pressure for on street parking as a result of this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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.

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

Case Officer:	Amanda Haslett	Date:	19/07/24
Authorised by:	Jo Morin	Date:	19.07.2024