Expiry Date - 02/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1009/24 **Recommendation – APPROVE**

Site: **7 Downview Road Worthing West Sussex BN11 4QN**

Proposal: **Demolition of existing detached garage, rear conservatory and external staircases (North and South sides), construction of single-storey side extension (South) with integral garage and covered staircase to first floor flat (7A). Replacement entrance porch to ground-floor flat to North side, with glazed balcony above (7A).**

Date of site visit: 25/09/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Downview Road and opposite the junction with Heene Way, in a residential area of Worthing. The property comprises a detached two storey house with brick and white render elevations and a tiled hipped roof. The property is occupied as two flats and this application relates to both flats. The property is set back from the road behind a flint and brick wall and evergreen hedge to the front and a driveway to the side. There are separate garden areas to the front and rear of the building.

The site 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 single storey side extension with integral garage and covered stairs to first floor flat, and a replacement porch to the ground floor flat with glazed balcony above. The existing detached garage, rear conservatory and external staircases would be demolished.

The proposed extension to the south side would measure 5.25m wide x 12.45m deep with a crown pitch roof of 2.35m high to eaves and 3.45m to the ridge. The extension would be set back 0.4m from the front of the building and extends 4m further to the rear. A gap of 0.425m would be retained to the side boundary.

Internally the extension would provide a garage to the front with garage door, a hallway with entrance door providing enclosed access to the first floor flat, a WC and an open plan kitchen/lounge to the rear with windows to the rear elevation and doors to the north side. Existing windows and a door to the south side of the ground floor flat would be blocked up to accommodate the new

enclosed hall and stair access to the first floor. The extension would be finished in brick, render and tiles to match the existing building.

The existing porch and external stairs to the north side would be replaced with a new porch at ground floor measuring 1.78m wide x 2.15m deep providing access to the ground floor flat with a door and window to the front. A balcony would be formed above the proposed porch, for use by the first floor flat. The balcony would have guardrails of 1.1m high to the front and rear and a 1.8m high obscure glazed privacy screen to the north side.

The application has been amended to increase the height of the balcony privacy screen to 1.8m high and to include a section to demonstrate that the new covered entrance (south) would not project above the roof of the proposed extension.

Relevant Planning History:

AWDM/0517/23 - Retention of timber garage and 2.2m high boundary fence (retrospective application) - Refused

Consultations:

WSCC Highways - This application seeks the demolition of existing detached garage, rear conservatory and external staircases and erection of a single-storey side extension with integral garage and covered staircase, with replacement porch. The site is located on Downview Road, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application AWDM/0517/23, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

For the current application, no alterations are proposed to the existing vehicular access arrangement. The proposed works are not anticipated to give rise to a material intensification of use of the existing access point.

A replacement garage is proposed to serve the site. I would note that the proposed garage falls slightly short of the minimum internal specifications for single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). To ensure modern sized cars can be accommodated inside, the LHA advise the applicant to increase the internal depth of the proposed garage to 6m.

Notwithstanding the above, the LHA is satisfied that a suitable amount of off-street parking can be accommodated on the existing driveway to serve the site. 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.

Representations:

One representation received:

The existing detached garage would seem to contain a significant amount of asbestos. Will its demolition be carried out by properly qualified persons, and suitably monitored by council authorities?

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 property is set back in the site and views from the road are partially obscured by trees and hedging to the frontage and boundaries. The proposed extension to the south side would however be visible as this is in line with the driveway opening.

The proposed extension is single storey in height, set back from the frontage and in from the boundary. The crown roof pitch would reflect the existing roof pitch and materials would match those of the existing building. The eaves of the extension would line through with the top of the bay windows on the front elevation providing a balanced appearance.

Although substantial in terms of depth the proposed extension would remain subsidiary in scale and form to the existing dwelling and would not appear dominant. Various extensions and alterations have been carried out to other properties in the area and the proposal would not appear out of keeping or detract from the character of the street scene.

The proposed porch and balcony extension to the north side would not be visible from the road and would have no detrimental impact on the character of the area. The extension is small in scale, set back behind the frontage and finished in materials to match the existing building.

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

Residential Amenity

The most affected neighbours are the occupiers of the flat above at 7A and those to the sides at 5A Downview Road and the flats at 9 Downview Road.

A notice was served on the owner of 7A on 05/08/24 and the occupier consulted on 08/08/24. No representations were received in response to these notifications. The proposed works would improve access to the first floor flat by providing a covered enclosed entrance and utilising the existing doorway to the south side. The first floor flat would also benefit from the proposed balcony for their use, located at first floor to the north side. The proposed south side extension and north side porch would not affect any openings to the first floor flat or result in any overlooking, overshadowing or oppressive impact.

5A is located to the south side and has a ground floor window and first floor dormer facing north. The side extension would remove the current possibilities for overlooking from the existing entrance door to the first floor flat, as this would be enclosed. The extension is single storey in height and would retain a gap to the boundary and with its crown roof form and position to the north of this neighbour is unlikely to have any significant impact on terms of light or overshadowing. The existing garage set back further into the site would be removed and the extension would not extend as far back as this structure. The proposed extension would not appear overbearing or oppressive and would not adversely affect light to this neighbour.

The only part of the proposal affecting the flats to the north at No.9 would be the proposed porch and balcony to the north side. The structure would be 1.25m from the boundary and is small in scale and would not appear overbearing or oppressive. An obscure glazed privacy screen would be installed to the north side of the balcony preventing views to the neighbour's windows. The floor area of the balcony is small and would not be able to accommodate many people at once and would provide very limited opportunities for overlooking from the lower balustrades to the front and rear. This is not considered to have any significant impact on the privacy of the occupiers of the adjacent flats.

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

Parking

The existing garage would be demolished and a new garage provided on site. Despite the length of the garage falling slightly short of the recommended 6m this is still considered to provide suitable parking for the property. Additional parking is available on the driveway and hardstanding to the front of the property. There would be no adverse impacts on parking in the locality.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

2. Standard time limit
3. Matching materials
4. No openings to south side elevation of extension
5. Balcony privacy screen 1.8m high

Informative

1. 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.

2. If any asbestos is present on site, this must be removed or suitably managed to minimise risk to human health in accordance with the guidance set out on the Health & Safety Executive website, available at the following link: https://www.hse.gov.uk/asbestos/

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

Case Officer:	Amanda Haslett	Date:	02/10/24
Authorised by:	Jo Morin	Date:	02.10.2024