Expiry Date - 13/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1371/24 Recommendation – APPROVE

Site: Abinger House Abbey Road Worthing West Sussex

Proposal: Proposed enlargement of Existing single storey Outbuilding in Rear garden

Date of site visit: 09/12/2024

Neighbours checked: Y

Site Notice: Y – Posted on 18/11/2024

Additional neighbour notifications: N

Site and Surroundings

The application relates to 'Abinger House' which is located to the west side and rear of the cul-de-sac Abbey Road within a residential area and close to the seafront. Abinger House is a detached two-storey late 19th century period property comprising a decorative façade with contrast brick detailing and bay section with feature tile hanging, a steep gable roof with decorative ridge, and white painted timber windows. The property is set back a generous distance from the public realm behind a deep block paved driveway which bears off to the right towards the house which is at an oblique angle to the highways. The adjacent property Stainton House has a similar relationship with the highways and shares the front of the vehicle access. The private garden to the property is a good size spanning the full width of the plot and comprises a grass area to the southerly side and a patio area/ hard landscaping with garden equipment along with a greenhouse and 2No. brick-built outbuildings to the northerly side, the largest of which is situated to the northerly-most corner of the plot, abutting boundaries with Stainton House to the east, No. 5/5A Bath Road to the north, and No. 7 Bath Road to the west.

The property's plot forms the edge of Ivy Place Conservation Area. Neighbouring properties within the Conservation Area comprise similar generous sized decorative late Victorian/ Edwardian dwellings.

Proposal

Planning permission is sought to demolish the greenhouse and outbuildings to the northerly side of the garden and construct a larger outbuilding to be situated in the northerly-most corner of the plot to be used as an art studio/ storage with a WC facility. The building would comprise a mono-pitched roof with 2No. roof lights, a timber frame with dark grey horizontal weatherboard

cladding to elevations, and grey UPVC sliding doors and window to the front (south).

The building would measure approximately 3200mm high at the rear, shallowing to 2700mm at the front. It would have a depth of approximately 4925mm and maximum width of approximately 8870mm which tapers to the rear in accordance with the shape of the plot.

Relevant Planning History:

Planning permission granted at the application property for:

- Erection of garage under WB/0799/68, decision issued 04 October 1968.
- Change of use of existing detached single dwelling house to old people home for a max of 8 persons under WB/0526/72, decision issued 23 May 1972.
- Sun lounge at side under WB/0674/74, decision issued 06 August 1974.
- Change of use of property from a Rest Home to a single dwelling house under 99/01025/FULL, decision issued Mon 17 Jan 2000.

Planning permission refused at the application property for:

- Conversion into 6 flat lets under WB/0026/63, decision issued 05 February 1963.
- Change of use of existing private dwelling to hotel annex and alterations and erection of new dormer window to provide additional accommodate in roof space under WB/0121/70, decision issued 09 June 1970.
- Proposed loft conversion including side dormer to provide owners accommodation to existing rest home under 91/00039/FULL, decision issued Wed 27 Feb 1991.
- Proposed garage and drive access to existing rest home under 91/00038/FULL, decision issued Wed 27 Feb 1991.

Permission granted at the adjacent property Stainton House for erection of a single storey rear extension for storage purposes under 00/00232/FULL, decision issued Tue 25 Apr 2000.

Consultations: None.

Representations: None.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2024)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)
Ivy Place Conservation Area Appraisal

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)
DM24 (The Historic Environment)

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, and the effects on the character and appearance of the Conservation Area.

Visual Amenity and Heritage

The existing brick-built garden structure has a shallow corrugated, lean-to roof and has no architectural merit. The proposed shallow pitched form and external finishes would lend the proposed outbuilding a modern aesthetic, but it would be removed from public view owing to its siting in the rear garden, screened by the host building and other buildings in neighbouring gardens. The colours would not be too dissimilar to those of the rear extension at 7 Bath Road adjoining to the west.

Where-as the side (west) wall of the outbuilding to the corner of the plot in-situ forms part of the shared boundary with No. 7 Bath Road and adjoins the flint wall which makes up the remainder of this boundary, as amended, the proposed outbuilding would be set-in approximately 70mm to ensure the retention of the flint wall which is considered to positively contribute to the setting of the Conservation Area. Original boundaries are highlighted within the Council's Conservation Area character appraisal document as an architectural element which should be preserved.

The small overgrown trees and shrubs in the garden of No.5 which are overhanging the boundary and growing onto the roof of the existing outbuilding will need to be trimmed back in order to accommodate the construction of the new building. However, these works would appear to be minor and would not result in a detrimental impact on visual amenity and the setting Conservation Area.

In view of the above, it is considered that the character and setting of the Conservation Area would be reasonably preserved and the proposed works would not give rise to an unacceptable impact on visual amenity.

Residential Amenity

The only affected neighbour would be to the west at No. 7 Bath Road. No. 5/5A Bath Road to the north would continue to be screened from views of the outbuilding by the ample trees and shrubberies growing close to the boundary, and Stainton House to the east exhibits a tall stark blank brick wall which virtually runs the entire length of the shared boundary.

The proposed outbuilding would constitute a visible alteration to the occupant(s) of No. 7 Bath Road when viewed from their rear windows and garden of their property owing to the outbuildings overall increased scale coupled with its change in design. Notwithstanding, the outbuilding would actually be set further away from this property to allow for the retention of the shared boundary and is sited abutting the mid-section of their rear garden space. This neighbours garden is also south facing. Thus, no harmful overbearing or overshadowing impact is anticipated. The outlook from this neighbours property is not considered to be significantly changing and would not render the proposal unacceptable on these grounds. The openings proposed would face back towards the applicant's own dwelling, thus, no overlooking would occur. The agent has indicated within the amended plans that the side (west) of the existing outbuilding's brick wall would be retained at a suitable height and would continue to act as the boundary treatment separating the respective properties.

The use of the building would be incidental to the main dwelling, providing an art studio/ store and WC for the use of the occupant(s) at Abinger House. No intensification in use of the property in addition to its current use as a dwelling is anticipated, nor is any significant increase in noise or disturbance to neighbours. This can be secured by a condition of planning permission.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard Time Limit
3. Materials
4. Incidental Use Only
5. No Side (West) Openings
6. Flint Wall Made Good If Damaged

Informatives:-

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.

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

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Case Officer:	Jason Albon	Date: 09/01/2025
Authorised by:	Jo Morin	Date: 09.01.2025