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12 September 2024
Ref: MS/Let/P2166

Dear Sir / Madam

Full Planning Application for a Garden Room at Red Balloon Charity, 52-54 Windsor Road, Worthing

We are contacting you on behalf of Red Balloon Charity, based in Worthing, to seek Planning Permission for the erection of an outbuilding to the rear garden of 52-54 Windsor Road.

This application has been submitted via the Planning Portal under reference **PP-13288451**, and is supported by :

- Location Plan, Existing Site Plan, Proposed Block Plan and Proposed Elevations and Floor Plans
- Application Form
- Required Fee

The proposed outbuilding would be used as a 'Garden Room', creating a quiet, ancillary space to be used by patrons of Red Balloon as a therapy room, as well as a controlled space for written tests and exams.

Red Balloon Charity

Red Balloon Worthing is a local charity that helps young people who have self-excluded from mainstream school for a variety of reasons such as trauma, severe bullying or mental health difficulties.

The charity helps young people who have spent many months, and sometimes years, out of school, missed out on learning, or become increasingly socially isolated and returning to school feels like an insurmountable challenge.

Red Balloon provides an educational and therapeutic recovery programme to help these young people to get back into education and into life. They work with each young person to understand their needs and interests and help them work towards their goals, regaining their confidence and self-esteem, making new friends, and getting the support they need to catch up academically.

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The proposed garden room will be used as a therapy room and also as an exam room to ensure that the Centre has a quite space available when it is needed.

Therapy and exams have taken place inside the Centre until now and although they have made this work, being able to have a more secluded and private space for both of these activities will make a significant difference to everyone at Red Balloon.

The Site

The site is located on Windsor Road, Worthing, which is a largely residential area.



Figure 1 - Site Location

The site comprises two semi-detached buildings which have been centrally joined as shown below in Figure 1. The properties on either side of the site are both residential.



Figure 2 - Streetview Imagery of 52-54 Windsor Road

The property has a large rear garden with a small shed and bike storage area. An walkway runs along the rear of gardens of Windsor Road, and the site has a 1.8m fence to the rear.

Planning History

AWDM/1474/21 - Change of use from care home to Red Balloon learner centre (educational and therapeutic centre for young people aged between 10 and 17 years old) – Approved October 2021

AWDM/2108/21 - Change of use from care home to Red Balloon learner centre (educational and therapeutic centre for young people aged between 10 and 17 years old). *Application to Vary Condition 4 of AWDM/1474/21 The permitted use shall only operate between the hours of 8 am to 5 pm Monday to Friday and shall be closed at all other times including public holidays except for the following specific times and activities; Two evenings per week for staff meetings to 6.00pm (adults only on the premises). Two evenings each school term for Governors' meetings to 8.00pm (adults only on the premises). One evening each school term for a Parents' Evening to 8.00pm (adults only on the premises). One evening each school term for a student presentation/drama/art exhibition to 8.00pm. One evening/weekend a year for a fundraising activity - to 9.00pm* – Approved January 2022

Proposal

The application proposes an outbuilding to be erected in the rear garden. The outbuilding would have a footprint of 7.600m in length, 3.255m in width (a footprint of total of 24.738m2) and a maximum height of 2.48m in height with a mono-pitch roof. The outbuilding would be positioned approx. 1m away from the northern boundary of the site.

The proposed outbuilding would be finished with timber and metal detailing. An indicative visual is shown below in Figure 3.



Existing cycle parking located to the rear of the site would be relocated from the north east corner of the rear garden, to the south east of the rear garden. The number of cycle spaces would remain the same.

Residential and Visual Amenity

The proposed outbuilding would be situated to the rear of the garden plot, removed from the viewpoint of the street scene of Windsor Road. The prospect, size and design of the proposed outbuilding would be in keeping with the area, and reflect several other properties which also have outbuildings to the rear of their gardens.

Some shrubbery and vegetation to the rear garden would be lost to accommodate the development, however this would not result in a detriment to the visual amenity of the rear garden, with substantial vegetation and a large tree within the centre of the garden remaining. The property would continue to enjoy a reasonably sized rear garden for the use of the Centre.

The property at 52-54 Windsor Road backs onto a alleyway that facilitates rear access to properties along Windsor Road. The fence that bounds the alleyway measures 1.8m in height. The neighbouring fence sharing a boundary with 56 Windsor Road, measures approx. 1.5m in height. It is acknowledged that 56 Windsor Road has an existing outbuilding close to the boundary that sits at least 0.7m above the height of the existing boundary wall.

The proposed outbuilding at 52-54 Windsor Road would sit 1m away from this boundary line, and would measure 2.48m in height. Therefore would be visible from the rear alleyways and the neighbouring property to the north, however would not sit substantially above the fence line.

The proposed height of 2.48m sits well within the required height of permitted development for Outbuildings as established within Schedule 2, Part 1, Class E of the General Permitted Development Order. While householder permitted development rights are not relevant to the site due to the existing use as an educational and therapeutic centre, it is important to acknowledge the wider residential setting within which the outbuilding would sit.

The use of the proposed outbuilding would be incidental to the main building at the site, offering an additional space for quiet discussion, therapy and written test and exams. No intensification of use at the Centre is anticipated, nor is any significant increase in noise or disturbance to neighbours.

There would be no increase to the number of staff, students or opening hours.

There would be no detrimental impact on the amenity of the street scene or neighbouring properties as a result of the development.

Other Matters

The proposed development footprint would measure 24.738m2.

As the proposal does not impact a priority habitat and would impact less 25m2 of on-site habitat the proposed development is considered below the threshold required under Biodiversity Net Gain Legislation.

Summary

The proposed outbuilding would be used as a ‘Garden Room’, creating a quiet, ancillary space to be used by patrons of Red Balloon as a therapy room, as well as a controlled space for written tests and exams. The proposed development would be in keeping with the area and would not result in any harm to the visual or residential amenity of the area.

The proposed outbuilding would significantly benefit the staff and patrons of Red Balloon Charity, therefore we ask that permission is granted without delay.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director