Expiry Date - 10/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1304/23 **Recommendation – APPROVE**

Site: **8 Bruce Way Worthing West Sussex BN11 5JX**

Proposal: **Proposed rear single storey extension, alterations to convert garage building into a summer house and rooms in roof consisting of hip to gable, rear dormer and front roof lights.**

Date of site visit: 20/12/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot at the junction of Bruce Way to the south and George V Avenue to the west, in a residential area of Worthing. The property comprises of a semi-detached two storey house with brick elevations, a tile hung front bay and hipped roof. The property is set back from the road to the front behind a low wall and small front garden and to the side behind a high close board fence. The main garden areas for the property are to the side and to the rear. At the end of the garden is a brick built garage accessed from George V Avenue.

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 single storey rear extension, hip to gable roof extension, rear dormer, front roof lights and conversion of the garage to a summerhouse.

The proposed single storey extension would measure 4m deep by 5.9m wide with a flat roof of approximately 3m high. The extension would have a window to the rear and bi-fold doors to the west side elevation.

The proposed loft conversion would include a hip to gable roof extension to the west side, rear dormer and front roof lights. The proposed dormer would measure approximately 5.6m wide by 2.05m high and 2.6m deep with two windows to the rear elevation. The gable end and rear dormer would be finished in tile hanging. The loft conversion would provide a master bedroom and ensuite. Two roof lights are proposed to the front both serving the master bedroom.

The existing garage at the rear of the property would be converted to a summerhouse, to be used for ancillary purposes only to the main house. The garage door to the west elevation would be replaced with a door and the window and door to the south elevation replaced with bi-fold doors. There would be no extension to this building.

The application has been amended to reduce the scale of the rear dormer so that it complies with the relevant limits under permitted development and to match the rear dormer at the adjoining property.

Relevant Planning History:

None relevant

Consultations:

WSCC Highways - The site is located along Bruce Way, a residential D class road in Worthing. The proposal seeks to extend the rear of the property and convert the existing garage to a summer house.

The existing garage building dimensions and proposed summerhouse dimensions have not been stated within the plans or documentation. It is unclear whether the garage in its current format would be of sufficient dimensions to accommodate a vehicle, however the application form outlines that there is no change in parking provision at the site as a result of the proposal. Outlining that the space may not currently be in use regardless.

The property is currently served with a hardstanding area in the rear garden which is proposed to be retained, this is sufficient to serve a single average size vehicle. It is anticipated that there would be no changes to this area however it has not been confirmed within associated documentation.

There are no known highways safety concerns with the existing vehicular access onto the highway and therefore it is not considered that the proposal would have a detrimental impact on the publicly maintained highway.

Considering the nature of the proposed and nil parking difference, it would not be anticipated to give rise to a severe material increase in parking demand to the site. On street parking is an existing practise along Bruce Way and nearby George V Avenue which is a viable option for any overspill parking that may be generated. Alternative sustainable means of travel exist within close proximity of the site, including Durrington-on-Sea Railway station and regular bus services operating along the A259. Shops and amenities are within walking distance of Bruce Way and served with linked and street lit footways, alleviating the reliance on the use of a car for shorter journeys.

Conclusion
The LHA does not consider that the proposal would have a ‘severe’ impact on the operation of the highway network, therefore is not contrary to the National

Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

Representations:

One objection received concerning the conversion of the garage into a house.

Officer response: The application does not propose to convert the garage to a house. The garage will be converted to a summerhouse for incidental purposes only to the main house. No separate accommodation will be provided.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 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 prominently sited on corner plot with the front, west side and rear elevations visible from the road. Houses in the street scene are generally detached or semi-detached, two storey buildings of traditional design and finished in brick, tile and render.

The proposed hip to gable roof extension, rear dormer and single storey rear extension would mirror the additions already constructed at the adjoining property, in design, form and scale and would not appear out of keeping in the street scene.

The rear dormer has been reduced in scale to ensure that it matches the dormer at No.6 and is within the 50 cubic metre limit for roof extensions allowed under permitted development. The original proposal was for a very large dormer which would not have complied with planning policy in terms of scale and design and would have exceeded the limits under permitted development. The amendments to the scale of the dormer have significantly improved its appearance, bringing it within permitted development and this feature would not appear dominant or intrusive in the street scene. The roof extensions would be finished in tile hanging of similar appearance to the existing building and would be consistent with the traditional character of the area.

The single storey rear extension would be subsidiary in scale and form to the main building and would be finished in materials to match. This extension

would be set in 5.5m from the side boundary and would not appear dominant or intrusive in the street scene.

The proposed garage conversion would require minimal changes to the external elevations of the building. The main change visible from the road would be the replacement of the garage door with a smaller door. The garage is set back from the road and the elevational changes proposed would not have any adverse impact on visual amenity.

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 properties are those to the side at No.6 and to the rear at No.150 George V Avenue.

No.6 is the adjoining property to the east side which has been extended in a similar manner to the roof and the rear. The proposed rear extension would be of similar depth to the neighbours existing extension and would not result in overshadowing or loss of light to their property or appear overbearing. The proposed dormer would match the dormer at No.6 and would not significantly increase overlooking to the neighbour's rear garden. Conversion of the garage to a summer house would be for incidental purposes only and would not be considered to intensify use of the site over and above that of a typical residential dwelling. There would be no significant increase in noise or disturbance as a result of the conversion of an existing building. The bi-fold doors are at single storey level and would not result in overlooking or loss of privacy to No.6.

No.150 is located to the north at the rear of the site with the side elevation close to the rear boundary. There is a distance of over 17m between the rear dormer and the side elevation of No.150, there are no windows to the side elevation and no overlooking or loss of privacy would occur as a result of the proposed dormer. The single storey rear extension would not affect this neighbour. Conversion of the garage to a summer house would not include any extension to the existing building. The garage is close to No.150 but as the summerhouse would be used only for incidental purposes this would not be considered to intensify use of the site over and above that of a typical residential dwelling. There would be no significant increase in noise or disturbance as a result of the conversion of an existing building.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application, subject to the addition of a condition to ensure that the garage can only be used for ancillary purposes and not as primary/separate living accommodation.

Parking

The garage space would no longer be available following its conversion to a summerhouse, however it is noted that the garage does not appear to have

been used for this purpose in recent years. No changes are proposed to the hardstanding in front of the garage which is able to accommodate a single vehicle. There is ample unrestricted parking in the immediate area and the loss of a garage space would not be considered to result in any significant increase in demand for parking in the locality. There would be no adverse impact on highway safety in the locality.

Other Matters

It is noted that at the time of the site visit, close board fencing exceeding 1m high had been erected to the front and part of the side boundary and a shed or similar structure had been erected within the front corner of the garden. Both of these additions require planning permission but were not included in the scope of works to be considered under this application. These elements have been passed to enforcement to investigate further. It should be made clear that neither of these additions has been considered under the current application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Incidental use only no primary living accommodation

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? Y

Case Officer: Amanda Haslett Date: 10/01/24

Authorised by: Jo Morin Date: 10.01.2024