Expiry Date - 27/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0842/24 Recommendation – APPROVE

Site: 33 Goring Road Worthing West Sussex BN12 4AR

Proposal: Proposed ground-floor extension to commercial storage area with new external stair and access route to service Flat at first floor.

Date of site visit: 16.05.2024 (for AWDM/0199/24)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 3-storey mixed-use property within a terraced block fronting the South side of Goring Road within the designated District Shopping Centre.

The ground-floor is in retail use (Class E). The first and second-floors are in residential use. The first floor flat is accessed from an external staircase on the west side of the rear offshoot of the building. The second for flat is accessed from Goring Road.

The rear of the building backs onto a small fenced rear yard and shared service area accessed from Pembroke Avenue to the East and George V Avenue to the West.

Proposal

Permission is sought for a brick-built single-storey L-shaped extension (45sqm) wrapping around the rear-offshoot of the building, replacing the fenced yard. A replacement staircase would be incorporated into the rear (South) of the proposed extension adjoining the Eastern site boundary with a reconfigured access route across the flat roof of the extension leading to the existing entrance door to the first-floor flat. The proposed extension would extend right up to the western boundary of the site curtilage, directly adjoining the shared access leading to the rear No.35-37 Goring Road and 102 George V Avenue. A loading bay with roller shutter is shown in the rear (South) elevation of the extension. The new floor area would be used for storing flooring materials in connection with the existing retail business.

The drawing shows the installation of a 1.8m high privacy screen to the East side of the reconfigured walkway where it adjoins No.31.

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Relevant Planning History:

33 Goring Road
AWDM/0199/24 Proposed extension to commercial storage area with new roof terrace and external stair to service Flat at first floor. Refused 06.06.2024 for the reasons:

1. Notwithstanding the proposed privacy screening, the use of the proposed first-floor balcony/terrace would likely give rise to unneighbourly overlooking of windows in the rear elevation of 98-100 George V Avenue, and give rise to a degree of noise and activity that would be unacceptably disturbing and intrusive for nearby residential occupiers. It would as a result be contrary to policy DM5 of the adopted Local Plan and the relevant policies of the NPPF.
2. The Local Planning Authority is not satisfied on the basis of the submitted plans that satisfactory alternative provision could be made on site for adequate bin storage (refuse and re-cycling) to serve the upper floor flats. The proposed development is therefore contrary to policy DM5 of the adopted Worthing Local Plan and the relevant policies of the NPPF.
3. The siting of the proposed extension would conflict with existing cycle storage provision serving the upper floor flats, the loss of which would undermine objectives for promoting and encouraging sustainable modes of transport and would be contrary to policy DM15 of the adopted Worthing Local Plan.

33A Goring Road
AWDM/0839/20 Sub-division of three bedroom flat set over first and second floors to 2no. two bedroom flats. Approved and implemented.

Consultations:

WSCC: The Local Highway Authority (LHA) has raised no objection, noting the proposals appear relatively small in scale and not anticipated to give rise to a material intensification in use of the existing access points or raise any highway safety concern.

Adur and Worthing Councils

Environmental Health (Public Health & Regulation): No adverse comments.

Waster Services: No comments received.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM13, DM15

National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension to the ground-floor commercial premises (James Perry Interiors) in accordance with policy DM13 which seeks to support development of a scale appropriate to the role and function of the District Shopping Centre.

The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed extension would infill most of the remaining site curtilage, other than a small wedge shaped area of land (currently open) adjoining the service road. It would be of a simple, utilitarian design finished in brickwork, sitting alongside and attached to, a similar single-storey extension to the rear of No.31 to the East. It would not detract from the appearance of the rear of this building or appear out of keeping with other similar scaled single-storey additions to the rear of this parade.

The proposed replacement stairs and reconfigured access route would not appear out of keeping in the context of this location where external stairs are a typical feature.

Residential Amenity

The most affected neighbouring properties are 98-102 George V Avenue and 31, 33 (Flats 1 and 2), 35-37 Goring Road.

The EHO has raised no adverse comments in relation to the proposals. A condition of planning permission could ensure the proposed store is used for purposes ancillary to the existing ground-floor commercial unit.

Owing to the configuration of the terraced block as it turns the corner onto George V Avenue a large number of windows in the rear elevation overlook the development site. The reconfigured access route over the flat roof of the proposed extension would be 1.2m wide enclosed by railings. Comings and goings over the flat roof to access the first-floor flat would allow for elevated views towards the windows of neighbouring properties. However, unlike the previously proposed balcony, such views would be relatively fleeting and in the context of this location where external staircases are a typical feature on the rear of most properties in this terrace, would not be unneighbourly.

On the other hand, views into the first-floor rear window of No.31 as a result of the repositioned external stairs have the potential to be more intrusive and a privacy screen (1.8m high by 1.5m deep) is proposed to prevent adverse overlooking which can be secured as a condition of planning permission.

In response to the previous reason for refusal a replacement cycle store (for the benefit of the upper floor flats) is shown at the foot of the proposed replacement stairs.

Clarification of the existing offsite arrangement for storing refuse/recycling for the existing upper floor flats has been provided, indicated on the site plan, and would be unchanged by the proposals.

Highway safety

The proposed extension would not displace any existing on-site parking provision. The proposed increased commercial floor area would likely generate some additional demand for servicing/loading/unloading and parking for the commercial unit. However, servicing can take place from the shared rear service area and given the relatively small increase in floor area it is not considered any increased shortfall in parking provision would have any adverse implications for highway safety.

BNG

The proposals do not result in the loss of any existing onsite habitat and consequently the development meets ‘de minimis’ exemption threshold for BNG.

Recommendation

APPROVE Subject to conditions:-

1. Approved plans
2. Standard time limit
3. Materials as stipulated on forms
4. Store ancillary to ground-floor commercial unit
5. Obscure-glazed privacy screen (1800 high by 1500 depth) installed on east side of external landing/access route adjoining No.31 Goring Road (as shown on the approved plan) prior to first use of replacement stairs and retained.
6. Implement cycle store prior to use

Informative

Pro-Active Approval

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

Case Officer: Jo Morin Date: 27.08.2024

Authorised by: Stephen Cantwell Date: 27.08.2024