Expiry Date - 24/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1207/23 Recommendation – APPROVE

Site: White Cottage Orchard Avenue Worthing West Sussex

Proposal: Removal of attached garage and erection of single storey side extension

Date of site visit: 02/10/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is situated on the west side of Orchard Avenue within a residential area. The property is a detached bungalow comprising a modest sized plot wedged between No's 51-55 (odd) Orchard Avenue to the north, No. 88 St Lawrence Avenue to the south, and No. 90 St Lawrence Avenue to the west. The application property is at a perpendicular angle to these surrounding properties and is the only property to front this section of Orchard Avenue. The property is set back from the public realm a moderate distance behind a front boundary picket fence with access gate and hardstanding to the north of the plot. The bungalow itself comprises a mix of white render and facing brick elevations, a plain tiled gable roof, and UPVC openings. A flat roof garage adjoins the bungalow to the side (north), located to the rear of the hardstanding and set slightly back from the principal front of the bungalow. The side wall of the garage forms the boundary separating the adjacent neighbour to the north No. 53. The rear garden space of the property comprises a short patio area and grass area extending to the rear, a garden shed abuts the north-west corner of the plot.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal:

Permission is sought for the demolition of the garage and the construction of a flat roof single-storey side extension with false mono-pitch roof to front. The existing garage projects approximately 2.65m from the side wall of the bungalow, has a depth of approximately 5.45m, and flat roof height of approximately 2.4m. By contrast, the extension would project a reduced approximately 2.5m from the side wall of the bungalow, have a depth of approximately 7.6m (the entire depth of the bungalow) and a height of approximately 3.45m to top of false mono-pitch roof, stepping down to 2.8m to flat roof height behind. 1No. rear (west) facing window is proposed. The extension would comprise matching facing brick and white render elevations,

a matching tiled false mono-pitch roof with built up felt to flat roof, and a white UPVC window to rear.

Relevant Planning History:

Permission for the application property: The erection of detached bungalow with garage subsequent to outline consent WB/0197/65 under WB/0283/65, decision issued 24.05.1965.

Consultations:

West Sussex County Council (WSCC) – Highways Authority:

The Local Highways Authority (LHA) has been consulted on the above application to convert the existing garage into a habitable space at White Cottage, Orchard Avenue. Orchard Avenue is a residential D classified road and subject to 30mph speed restrictions.

The application outlines that no existing parking arrangements are to be changed through this proposal, indicating that the garage may currently not be used as a parking provision. From measuring the plans provided by the applicant, the garage is below our current standard in terms of dimensions and therefore may be undesirable for use as a parking space due to it being quite narrow for some vehicles.

Currently the dwelling has 2 bedrooms, the proposal would raise the habitable living space by an additional 2 rooms which from consulting the Parking Demand Calculator does not affect the parking demand which remains at 2 spaces. The site is currently served with a drive which can accommodate at least one vehicle, the proposed extension will not impinge on this space or restrict the existing provision.

The LHA note that on street parking is an existing practise in Orchard Avenue and possibly a practise by the host dwelling already. The LHA are unaware of any issues with the use of on street parking in this location or of any existing parking pressures within the area and refer to the LPA to consider this when making their planning decision.

The additional habitable space is not anticipated to give material rise to vehicular movements in this location.

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 representation has been received from an occupant of the adjacent property No. 53 Orchard Avenue neither objecting to nor supporting the application.

The neighbour raised concerns regarding how the shared boundary will be affected during and after the build.

In light of this comment, the Council sought confirmation and subsequent amended plans from the agent which has clarified how the boundary is to be treated; a boundary fence will be erected in place of the wall when the works are complete and the agent has advised that the boundary will be protected during the build phase.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised September 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

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

Visual Amenity

The proposed extension would replace existing views of the garage but would differ by way of roof form and height. This would pose a noticeable addition to the street scene but would not give rise to a detrimental effect; matching materials are proposed which respect the character of the existing bungalow and the false mono-pitch to front would sympathetically align with the existing roof plane and eaves height of the bungalow whilst screening the utilitarian flat roof behind. The agent agreed to increasing the height of the tiled false mono-pitch roof to 1m (originally submitted as approximately 0.4m) in order to further integrate the extension and to overcome the awkward appearance of the flat roof adjacent the pitched roof bungalow. The garage already appears awkward in the street scene in this respect and its substitution with the extension with false mono-pitch is considered to improve this situation. The extension would be subsidiary to the bungalow and would not dominate views from the street scene. The extension is considered acceptable on visual amenity grounds.

Residential Amenity

The extension would extend the full length of the house and at a greater height but would not result in an overbearing or overshadowing effect to the adjacent neighbours north of the property owing to the orientation of these neighbours' properties and the relatively deep gardens. In any event, the extension is considered to be of a modest scale in this context. The only opening proposed would face to the rear (west) into the applicants own garden. Thus, no unneighbourly overlooking would occur. The boundary concerns raised by the adjacent neighbour at No. 53 have been addressed by a condition of planning permission.

There are no residential amenity grounds to resist the proposal.

Other

In light of the comments made by WSCC Highways Authority, it is considered the proposed development would not give rise to any materially harmful issues that would render it unacceptable on highways grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No windows N side
5. Replacement Boundary Pre-occupation

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

Case Officer: Jason Albon Date: 23.10.2023

Authorised by: Jo Morin Date: 23.10.2023