Expiry Date - 23/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1063/24 Recommendation – APPROVE

Site: 8 Lancaster House Lansdowne Road Worthing West Sussex

Proposal: Erection of garden room

Date of site visit: 30/09/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises a first-floor maisonette sharing the two-storey building with No.7 on the ground-floor. The building is semi-detached with the connecting properties No.5 and No.6 to the west mirroring the layout. An identical semi-detached pair is located to the west and opposite the shared private driveway which leads to the respective garages and rear garden spaces of the 8no properties that form 'Lancaster House'. These buildings have a consistent alignment, set-back a moderate distance from the public realm behind brick and flint front boundary walls. They are uniform in appearance, comprising facing brick elevations, plain tiled hipped roofs, and white UPVC openings. There is diversity in the street scene and wider area in terms of property type, form, scale, and design.

It is understood that the applicant is in ownership of the rear garden space whilst the front garden space is within the ownership of No.7. The rear garden is characterised by an abundance of trees and vegetation, and partitioned by fencing and trellis panels. There is a greenhouse abutting the west boundary relatively close to the rear of the flat building plus an outbuilding to the rear of the garden and a car port/ canopy area which leads onto the shared driveway, and a refuse storage area. The garden is accessible to the first-floor flat via a metal staircase attached to the rear elevation.

The westerly edge of Heene Conservation Area borders the rear of the plot.

Proposal

Permission is sought to construct a garden room with a shallow sloped almost flat-roof. As indicated in the submitted plan, the garden room would be a timber-clad, 'Titania Insulated Garden Office' supplied by Dunster House. The garden room would be sited abutting the west boundary within the rear garden space, some approximately 6.5m from the rear elevation of the building.

The garden would have a footprint of approximately 3.6m x 2.6m and have a height of approximately 2.5m, shallowing to 2.25m. The front (east) facing doors and windows are proposed to be finished in anthracite grey aluminium.

Relevant Planning History

Permission granted at the application property for the installation of 3 roof lights in rear elevation in connection with proposed loft conversion under 01/01045/FULL, decision issued 21 Nov 2001.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised December 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 garden room would be located to the rear of the property and amongst ample vegetation which means that it would be completely removed from the view of the public realm.

Given the existing use and cluttered nature of the rear garden space, coupled with the proposed garden rooms modest scale and siting adjacent the tall 1.8m close boarded fence, it is anticipated to assimilate well and be conducive within this setting. The building appears to be of a good quality design and typifies modern day garden building's within a domestic garden, of which are aplenty in the immediate and wider locality.

An apple tree which occupies part of the site would be removed in order to accommodate the garden room. Whilst the tree positively contributes to the setting of the garden, it holds no special visual merit and its loss would not amount to substantial harm.

The setting of nearby Heene Conservation Area would not be affected by the proposal owing to the separation distance and given the surrounding context.

The proposal is considered acceptable on visual amenity grounds.

Residential amenity

The garden room would alter the outlook to neighbouring properties No's 7, 6, and 5 Lancaster House to some degree, but this is not considered to be harmful owing to its siting a good distance from the rear elevation of the building (approximately 6.5m) and its modest proportions within the context of the good-sized garden and adjacent neighbours' gardens; under usual circumstances the garden room would qualify for permitted development. In any event, the greenhouse in-situ acts as barrier and would screen the garden room from No. 7's ground-floor window which directly outlooks the site. In view of the above, no overbearing or overshadowing effect would occur.

The openings would face east onto trellis fencing and vegetation and even if these feature were removed the garden is wide enough to overcome any potential overlooking issues. The ample vegetation in the immediate and wider area would successfully obscure the garden room to many adjacent neighbours.

It is understood that the garden room would be used as an office/ workshop for personal use by the applicant, while the aforementioned outbuilding to the rear is used for storage. The applicant has confirmed that the required use of the building would not involve visiting clients at any point. For the avoidance of doubt, a condition of planning permission is attached to this decision in respect to restricting the use of the garden room solely for the use of the applicant to ensure no loss of residential amenity is imposed on No. 7 and surrounding neighbour's by way of loss of privacy, increased footfall, noise, parking pressures, and intensification.

Weight is attached to the fact that the garden room could offer an effective and efficient use of land that will reduce the need to travel.

The proposal is considered acceptable on residential amenity grounds.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. Incidental/ Personal Use
5. No Openings South Elevation

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

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The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Jason Albon Date: 22nd October 2024

Authorised by: Jo Morin Date: 23.10.2024