Expiry Date - 09/12/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1300/24 **Recommendation – REFUSE**

Site: **163 George V Avenue Worthing West Sussex BN11 5RZ**

Proposal: **Demolition of existing conservatory, alterations to roof and fenestration of existing rear kitchen extension, French doors to rear elevation and new windows to ground floor South side elevation, conversion of garage to a habitable room with new front window and alterations to porch.**

Date of site visit: 22/11/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side, at the north end of George V Avenue and opposite Bruce Way. The area is predominantly residential in character with the West Park Recreation Ground further to the north of the site. The property comprises a semi-detached, two storey house with white painted pebbledash to the elevations, white UPVC windows and doors and a tiled hipped roof. The property is set back from the road behind a low fence, small garden and a driveway leading to the integral garage. There is a small porch to the front of similar appearance to porches at neighbouring properties. There is a single storey extension, conservatory and good size garden to the rear.

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 demolition of the rear conservatory, changes to the roof and fenestration of the rear extension, French doors to the rear elevation, new windows to the South side elevation, conversion of the garage to a habitable room (including replacement of the garage door with a window) and alterations to the existing porch.

The rear conservatory would be demolished and a new window inserted to the north side of the existing extension. The roof of the rear extension would be altered from part flat and part pitched to a pitched roof with roof light above. The existing windows and doors to the rear elevation at ground floor would be replaced with French doors.

Two new windows (one high level) are proposed at ground floor to the south side of the main house, serving a WC and a kitchen/diner.

The integral garage would be converted to a habitable room to form a utility, WC and kitchen/diner. The garage door to the front would be removed, infilled and a new window installed.

The application has been amended to omit the cladding originally proposed to the exterior of the building.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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 street scene consists of semi-detached and detached, two storey houses of similar scale and form finished in traditional materials of brick, render and tile hanging.

The most prominent change would be the removal of the garage door and its replacement with a window to the front of the building to facilitate the garage conversion to a habitable room. The window would reflect the appearance of the other windows to the frontage but with a slightly lower cill to accommodate a window seat internally. The lower cill is not considered to result in any harm to the appearance of the building. Conversion of the garage and replacement with a window to the frontage is a common alteration in the area and would not appear out of keeping with the streetscene or have any adverse impact on the character of the locality.

The window and door positions to the front porch would be altered to line through with the repositioned internal door. There is no increase to the scale or form of this structure and there would be no adverse impact on visual amenity.

The proposed side windows to the south elevation would be partially visible from the road but would have no adverse impact on the character of the area.

The alterations to the rear elevation and rear extension are not visible from the road and would not adversely affect the character of the property. The change to the roof of the rear extension would improve its appearance.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

The proposed cladding was removed from the application as this was considered to have a significant adverse impact on the character and appearance of the dwelling and the visual amenities of the locality.

Residential Amenity

The most affected neighbours are those to the sides at No.161 and 165.

No.161 is located to the south side of the application site and separated by a fence to the boundary. The only part of the proposal affecting these neighbours would be the addition of two new windows to the south side elevation at ground floor, one at high level. The first window serves a WC, a non-habitable room, the second window is a high level window with the cill height above 1.7m. There would be no overlooking or loss of privacy resulting from these windows. The existing window to the south side of the rear extension would also be enlarged however this window is 4m from the boundary and would not have any detrimental impact on neighbours.

No.165 is located to the north side of the application site and the only alteration affecting this property is the addition of a window to the north side of the existing rear extension. This window is approximately 3.5m from the boundary and would look onto the blank wall of the neighbour's extension and would not result in any loss of privacy or overlooking.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Parking

The proposal would result in the loss of a garage parking space however, sufficient space to park a vehicle can be accommodated on the existing driveway and there would be no additional pressure on parking in the locality.

Recommendation

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APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings to south side of building

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? N

Case Officer: Amanda Haslett Date: 19/12/24

Authorised by: Jo Morin Date 20.12.2024