Expiry Date - 08/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0561/23 **Recommendation – APPROVE**

Site: **21 Aldwick Crescent Worthing West Sussex BN14 0AR**

Proposal: **Proposed annex building for dependent relative. Resubmission of AWDM/0569/22**

Date of site visit: 18/05/22 - Previous application

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side on a corner of Aldwick Crescent within a residential area of Worthing. The property comprises of a semi-detached bungalow with brick and render elevations and a tiled hipped roof. The property is set back from the road behind a low wall, front garden and a driveway leading to the garage to the side/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 garage and construction of a single storey detached building to create an annexe for a dependant relative. The application is a resubmission of previously approved application AWDM/0569/22 following corrections to the site survey.

The proposed annexe has been increased in width from 2.324m to 2.45m wide at the front and from 4.304m to 4.8m wide at the rear. All other dimensions including a parapet and flat roof of 3m high and depth of 8.5m would remain the same. The annexe would have an angled wall following the line of the side boundary to form a wedge shaped building and would be set in about 0.2m from this boundary. A gap of 1.5m would be retained between the side wall of the bungalow and the proposed annexe. The building would be finished in render to match the bungalow with a window to the front, two windows to the east side and bi-fold doors to the rear.

Internally the accommodation would comprise of a studio living/sleeping area and a shower room for use on an occasional basis for a dependant relative.

Relevant Planning History:

AWDM/0569/22 - Proposed annexe building for dependent relative - Approved

Consultations:

Environmental Health – Precautionary contaminated land condition and carry over previous EH comments: *The applicant should confirm whether the windows on the eastern facade are openable. If they are non-openable I would have concerns related to ventilation and potential overheating of this residential annexe. The plans only appear to indicate a small openable fan light on the southern facade serving the bathroom and opening the sliding doors is not considered an acceptable ventilation strategy, particularly during the night.*

Officer response – As per the previous approval a condition will be added to ensure that a window to the side of the annexe will be openable to aid ventilation. The inclusion of a Dust Mitigation condition was not considered commensurate to the scale of the proposed works, which is for a small scale outbuilding addition, typical for a residential property. The land is identified as potentially contaminated due to a previous nursery use and storage of tanks on the land. The ground has already been disturbed in this area with the construction of the original garage on site which is to be replaced at a similar scale and position. The forwards extension of the building as proposed by this application is outside of the potentially contaminated land zone and therefore the imposition of a Full Contaminated Land Condition is considered disproportionate to the scale of development and the Precautionary land contamination condition is considered sufficient to protect against the potential associated risks.

Private Sector Housing - I refer to comments previously made in respect of AWDM/0569/22 and request that the planning condition in respect of ancillary use is repeated.

WSCC Highways - The LHA do not foresee any detrimental effects to highways safety as a result of this proposal.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Southern Water - Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

Representations:

None received

Relevant Planning Policies

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

National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

The principle of development has already been agreed by the previous application AWDM/0569/22. The only changes proposed by this application are a small increase to the width of the annexe following a corrected site survey (the plot being wider than initially surveyed). The key considerations are the effects of these changes on the visual and residential amenities of the locality.

Visual Amenity

The additional width of 0.12m to the front and 0.5m to the rear of the annexe would not significantly increase the scale of the annexe or compete with the bungalow in terms of form or design. The changes to the annexe would not adversely affect its appearance within the street scene. A larger gap would be retained between the annexe and the existing house and the proposal would not appear dominant or out of keeping in the area.

The proposed changes would not have any adverse impact on the visual amenities of the locality.

Residential Amenity

The most affected property is the neighbour to the west side at No.19 which is at a lower ground level than the application site. The changes proposed by this application increase the width of the annexe but to the east side only. The annexe would be positioned slightly further away from the boundary with this neighbour than the original proposal. The height, depth and form of the annexe are as approved.

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

Parking

Although the proposal would result in the loss of a garage parking space, the proposal would retain a single parking space to the front of the driveway. There are no parking restrictions in the road and the development is not considered to significantly increase demand for on-street parking in the locality.

There is sufficient space within the rear garden of the property to provide cycle storage if required.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No windows in west side elevation of extension
5. Opening window to east side
6. Precautionary land contamination
7. Ancillary annexe only

Informative

1. 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.

2. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email SouthernWaterPlanning@southernwater.co.uk

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

Case Officer: Amanda Haslett Date: 25/05/23

Authorised by: Gary Peck Date: 26 May 2023