Expiry Date - 03/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0448/24 Recommendation – APPROVE

Site: 3 Glebe Road Worthing West Sussex BN14 7PF

Proposal: Demolition of garage and glazed canopy and erection of single storey flat roof extension including adaption of existing outrigger.

Date of site visit: 12.04.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a modest semi-detached C19 cottage located on the north side of Glebe Road comprising one half of one of 3no pairs of similar dwellings on this side of the road. The built form of these cottages is traditional in character exhibiting a strong sense of uniformity with white rendered walls and gabled, slate covered roofs with centrally positioned chimney stacks and firewall upstands. The fenestration on the front elevation consists of 2 large window openings (one above the other) with a framing expressed in the render and arched heads. The majority, including No.3, have retained their timber sash windows at the front (but not at the rear).

There is a detached garage building of a pre-fabricated, single-skin construction set back into the rear garden of No.3 served by a vehicle access from Glebe Road and a driveway running along the west side of the cottage.

The property is identified as a positive contributor to the character and appearance of the West Tarring Conservation Area.

Proposal

Permission is sought to remove an existing glazed canopy attached to the rear elevation, and demolish the existing garage building, in order to erect a single-storey rear extension. The extension would involve the adapting the original modest pitched-roof rear outrigger which is paired with a similar structure in the curtilage of the attached dwelling, No.4.

The footprint of the proposed rear extension would be a maximum 3.5m deep where attached to the rear of the dwelling, with a further rear-projecting element extending an additional 6.3m towards the West side, roughly in the position of the existing garage building. The extension would have a flat parapet sedum roof 3m high with a single rooflight (1.8m x 1.2m). The South

and West elevations would be finished in smooth render, the East and North elevations would be finished in natural timber cladding.

The proposed accommodation is required to provide adaptable, accessible living/sleeping accommodation to meet the future mobility needs of the Applicants.

Relevant Planning History:

AWDM/0131/21: Extension and conversion of existing garage into habitable accommodation and construction of front porch. Permitted – only front porch implemented.

Consultations:

WSCC: The local Highway Authority has raised no objection to the loss of the garaging commenting:-

"This proposal seeks the demolition of garage and glazed canopy and erection of single-storey flat roof extension including adaption of existing outrigger. The site is located on Glebe Road, a C-classified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application AWDM/0131/21 raising no highway safety concerns. The LPA permitted the application.

For the current application, an existing garage/store will be demolished and replaced with a single-storey extension providing an additional bedroom and shower room. No alterations are proposed to the existing vehicular access parking arrangement. The proposals are no anticipated to result in a material intensification of use of the existing access point.

An existing garage will be demolished although it does not appear that it would be currently useable for the parking of cars. As such the existing parking arrangement will remain as existing, and no concerns are raised in this regard.

In 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 115), and that there are no transport grounds to resist the proposal."

Worthing Society: No objection.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (DLUHC 2023)
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 Council has a statutory duty to have regard to the desirability of enhancing or preserving the character or appearance of its conservation areas.

The extant permission (AWDM/0131/21) for the conversion and adaptation of the existing pre-fabricated garage into habitable accommodation is a material consideration of some weight.

The key considerations are the effects on the visual and residential amenities of the locality and on the character and appearance of the West Tarring Conservation Area.

Visual Amenity and Effect on Character and Appearance of the Conservation Area

There is no objection to the demolition of the single-skin, garage/store building or the glazed canopy, both later additions to the original cottage.

Part of the proposed extension will be visible from the street, but is set well back from the road, and unlike the existing garage, it will not extend right up to the Western site boundary, with a narrow passageway (approximately 0.7m wide) formed to provide a gated side access to the rear garden. The flat-roofed form of the extension, although contemporary in design, will be subsidiary in scale to the host building. The rendered South and West elevations will help the extension assimilate with the appearance of the existing cottage in public views from the street.

Minor improvements have been sought to centre the small window in the road-facing South elevation and to incorporate an expressed cill to this window opening to complement traditional character or the host building. The parapet/sedum roof design will avoid a utilitarian-looking fascia detail.

There is no objection to the use of natural timber cladding to the garden-facing elevations although precise details should be secured as a condition of planning permission.

No details of the materials of the proposed windows and French doors have been provided. The submitted drawings indicate the proposed floor-to-ceiling garden-facing windows and doors will be of a contemporary design, with their sub-divided proportions creating a strong horizontal emphasis. The windows proposed in the West and South-facing elevations are shown with a more traditional, vertical proportion. The drawings imply these would be of a sliding

sash design although this is not explicitly clear. It is considered approval of the detailed window/door design and materials should be secured as a condition of planning permission to ensure the character of the conservation area is preserved.

A small tree growing close to the existing garage will need to be removed but is not considered worthy of a TPO.

Residential Amenity

The most affected properties are those on either side, Nos 2 and 4 Glebe Road. The property adjoining to the rear (18 High Street) will not be affected by the proposals.

No.2 Glebe Road

No.2 lies to the West, its layout essentially a mirror of the application property, but with no detached garage building to the rear.

The depth of the proposed rear-projecting element on the West side is not dissimilar to the depth of the enlarged and converted garage building approved under AWDM/0131/21, but now with a gap created alongside the common boundary with No.2 (currently marked by panel fencing). The proposed extension would be marginally taller than the existing garage building, but would not have a significantly greater impact on the amenities of No.2. In fact the creation of a modest gap to the boundary will offer some improvement.

A pair of windows (1.8m wide) are proposed in the West-facing elevation of that part of the extension attached to the main rear elevation of the existing dwelling. These would face beyond the main rear wall of No.2 towards a small, glazed rear addition. The Applicant has agreed to a condition requiring the proposed windows to be obscure-glazed in the interests of safeguarding privacy.

No.4 Glebe Road

No.4 is attached to the East side of the application property. It has a modest, single-storey pitched-roof outrigger paired with that existing at No.3 but has not otherwise been extended at the rear. Beyond the outrigger the boundary on this side is marked by a narrow section of rendered wall with a curved top, and beyond that a combination of wall and fencing supplemented by border planting.

The line of a public sewer traverses East-West approximately 2m beyond the main rear wall of the existing dwelling. The footprint of the proposed rear extension would be doglegged around an existing manhole cover sited just to the north of the existing outrigger adjacent to the boundary with No.4. The flat roof of the proposed extension (and adapted outrigger) would extend over the ‘doglegged’ corner to create to create a covered storage area enclosed by a

horizontal slatted timber screen to the East side and a timber slatted gate opening into the garden (i.e. to allow the manhole to remain accessible). This roofed enclosure would extend 1.7m beyond the rear wall of the paired outrigger structure. There are no windows in the rear (North) of the latter. The height and depth of the flat roof would result in some increased sense of enclosure to the immediately adjacent part of the garden of No.4, but would not have an unacceptable effect on the living accommodation thereof in terms of loss of light or overbearing effect.

The rear-projecting component of the extension (replacing the existing garage) would be sited 3.8m from the boundary with No.4 and would not have an unduly dominant or overshadowing impact at this separation distance. Floor-to-ceiling windows and French doors are shown in the rear (North) and East-facing elevations of this component. The East-facing floor-to-ceiling windows (2.5m wide) will provide light to an internal lobby linking the enlarged kitchen/dining room and rear bedroom/shower room. It is considered the existing boundary treatment and separation distance to the boundary would be sufficient to avoid an unacceptable overlooking impact.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. South and West elevations to consist of smooth, white painted render.
4. Details of natural timber cladding to North and East Elevations to be agreed.
5. Details of materials, colours and detailed design of windows/doors to be agreed
6. Details of parapet sedum roof construction to be agreed
7. No additional windows to side elevations
8. Windows in west side elevation to be obscured-glazed

Informative

Pro-active Amendment

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

Case Officer: Jo Morin Date: 08.05.2024

Authorised by: Gary Peck Date: 8 May 2024