EXPIRY 06/06/25 (EoT)

Development Management – Delegated Officer Report

Application Number: AWDM/0412/25 **Recommendation: APPROVE**

Site: 15 Ellis Avenue, Worthing

Proposal: Amended description **-** Single-storey rear infill extension, new dormer on south side and new gablet to front elevation to existing loft conversion.

Date of Site Visit: 28/05/25

Neighbours Checked: **Y** (re-consulted on the amended plans - new expiry 4/06).

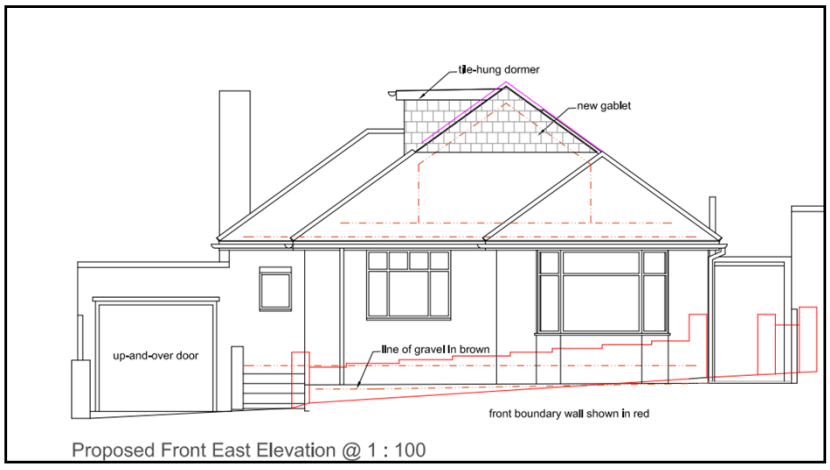
Additional neighbour notification: **N**

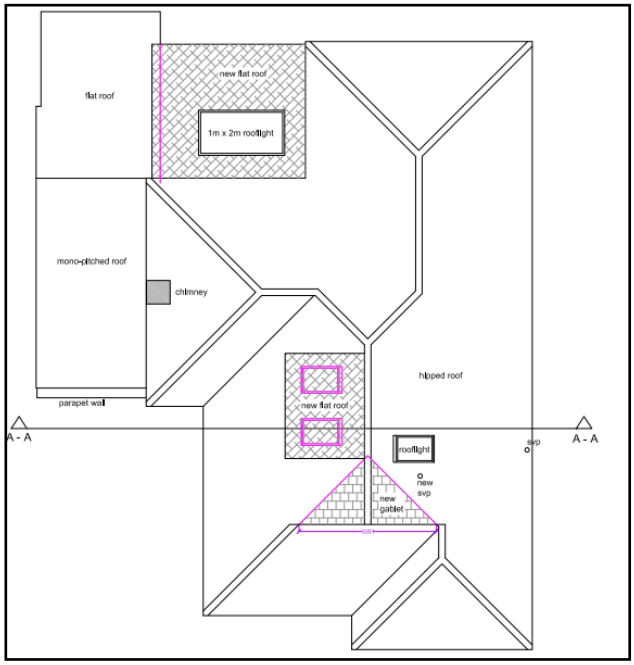
Proposal, Site and Surroundings:

The application has been amended following concerns that the original plans proposing a large pitched roof front dormer would be overbearing and relate unsympathetically with the front hipped roof. The revised plans shown below are more sympathetic and incorporate a gablet front extension replacing the large dormer and a more modest flat roof dormer to the south elevation.

The area is characterised by detached bungalows set into the slope of land. Most bungalows have converted the roofslope but there are few dormers in the area particularly on the front elevation (there is though one small front flat roofed dormer on the east side of the road).

The small rear extension is an infill extension between the garage and a rear projecting extension.





Planning History: None relevant

Consultations: None

Representations: None (neighbours reconsulted on amended plans).

Relevant Planning Policies:

Worthing Local Plan (2023): SP1, DM5

National Planning Policy Framework (MHCLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

The revised plans are considered acceptable and the scheme now proposes sympathetic extensions to increase the usable floorspace within the roofslope.

The small gablet extension matches a similar gablet to a hipped roof to the south and avoids a large bulky dormer on the front elevation (there are few dormers on the front elevation in this road). There are other examples of side flat roof dormers and the revised plans now reduce the size of the flat roof dormer on the south elevation. In design terms the amended plans are acceptable.

In terms of neighbour impact it is not considered the extension has any adverse impact on the amenities of neighbouring residents. Whilst the dormer would look southwards it would look directly onto (and over) the pitched roof of the property to the south (which is lower due to the sloping nature of the land). The infill extension would also not have any adverse impact being located between an existing garage and rear extension.

There are no objections, therefore, to the proposed development as now amended.

Recommendation

01 Standard Time Limit
02 Approved Plans
03 Matching materials

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

Case Officer: James Appleton Date: 05/06/25

Authorised by: Louise Prew Date: 06/6/2025