Expiry Date - 16/12/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1320/25 **Recommendation: – REFUSE**

Site: **4 Dagmar Street Worthing West Sussex BN11 1LA**

Proposal: **Loft conversion involving raising the roof ridge, rear dormer and front rooflights**

Date of Site Visit: 11.11.2025 and desktop assessment using Google Satellite imagery

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a 2-storey mid-terrace house located on the east side of Dagmar Street, a residential road made up of similar, but not identical, late C19 terraced housing.

The application property has a traditional layout with a 2-storey rear off-shoot on the south side of the rear elevation. The latter has a mono-pitched roof extending eastward at roughly the same height as the eaves of the main dwelling. The offshoot has been enlarged by a single-storey addition some 6.5m deep, also with a mono-pitch roof form. A small single-storey infill extension is situated to the rear of the main house between the 2-storey offshoot and the northern side boundary.

The property is not listed or locally listed or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought for a room in the roof. This would involve extending the existing ridge upwards by 0.341m and rearwards (east) by 0.75m together with the formation of a rear dormer. The latter would be extend rearwards for the full width of the new ridge and upward from on the same plane as the main rear elevation retaining a nominal eaves. The dormer would be 2.76m deep x 1.9m high x 4.7m wide. No information on the proposed materials have been provided.

No plans of the existing ground-floor accommodation have been provided.

The North and South Elevation drawings (Existing and Proposed) are incorrectly annotated.

Relevant Planning History: None

Consultations: None undertaken.

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:

Policy DM5 requires all new development including extensions to (amongst other things) be of high architectural design quality and respect and enhance the character of the site and the prevailing character of the area in terms of proportion, form, design, context, massing, siting layout, density, height, size, scale, materials, detailed design and landscaping; enhance the local environment by way of its appearance and character with particular attention being paid to the architectural form, height, materials , density, scale and impact on street scene of the development; make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on the occupiers of adjacent properties including unacceptable loss of privacy, daylight/sunlight, and outlook.

The Council's SPG 'Extending or Altering Your Home' sets out the guiding principles in designing an extension as ensuring a design that achieves an appropriate relationship to the design of the existing house that also takes into account the impact on the street scene; and the effect of the proposals on the amenities of neighbouring residential properties. It states that the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature. Also, that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling. Consequently, there is a normal presumption against dormer windows that are visible from the street. It states that dormers should never be allowed to dominate the roof by being overly large or higher than the existing roof ridge.

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 terraced houses on this side of Dagmar Street are not identical in terms of their height, scale and proportions.

Notably the mid-terrace houses Nos 4-8 are smaller in scale than the buildings at either end of the terrace. No.2 is stepped nominally forward of the front of No.4. It has a taller eaves and taller ridge height. This dwelling also has a narrower span than No.4 so that its ridge sits forward of those of Nos 4-8.

Although Nos 4-8 are similar in their overall scale, massing and proportions, the detailed design of No.4 differs, incorporating a double-height front bay and boat-shaped porch (distinctive to Worthing).

At the other end of this terrace, Nos 10-14 are also stepped nominally forward of Nos 4-8 with taller ridge heights.

Owing to these subtle differences in the positioning and height of the ridges along the length of the terrace, and the fact that the existing chimney stacks would be retained, it is unlikely the proposed change in height and position of the ridge of No.4 or the large 'bulk' of the rear dormer would be noticeably visible in public views along Dagmar Street, or in elevated views from the supermarket car park to the North.

Residential Amenity

On the other hand, the large size and 'bulk' of the proposed rear roof enlargement would be prominently and conspicuously visible from the rear of the nearest neighbouring properties on either side.

No.2 has a narrow, tapering sliver of rear garden amenity space. The rear of this dwelling and its garden space is substantially enclosed on its northern boundary by the 2-storey off-shoot and mono-pitched extension to the rear of No.4. The large mass of the various pitched-roof building components of nearby Foresters Hall (fronting Newland Road) enclose the south side of the dwelling. The height, scale, bulk and siting of the proposed roof enlargement which would extend beyond main 2-storey rear (east) elevation of No.2 would further accentuate the existing overbearing impacts on the rear of this dwelling and its small garden and would be oppressive in its effect.

Adjoining to north, No.6 is notably smaller in size than the application property, with only modest single-storey offshoots extending into the garden from the main rear elevation. On the other hand the smaller building footprint allows for a comparatively larger rear garden area. Having regard to the modest scale and proportions of this dwelling, the height and 'bulk' of the proposed rear roof extension extending right up to the party fire wall, would dominantly overbearing in relation to the modest scale and proportions of this dwelling and unneighbourly in its effect.

It is understood that the shallow angle of pitch to the main roof of this property and resulting lack of head room does not allow for a room in the roof to be achieved utilising 'permitted development' rights. Hence raising the height of the existing roof ridge is required. The scope for amending the current application by reducing the overall size and bulk of the roof extension has been considered in correspondence with the Applicant's Agent. However, it has not been possible to identify an acceptable solution that would not introduce other significant concerns affecting visual or residential amenity.

Recommendation:

REFUSE for the reason:-

1. The height, scale, 'bulk' and siting of the proposed development would dominate the rear roof of the dwelling having an intrusive and overbearing impact on the on the amenities of the neighbouring residential dwellings contrary to the NPPF, policy DM5 of the Worthing Local Plan and the Council's SPG 'Extending or Altering Your Home'.

Informative

Pro-active discussion with Agent.

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

Case Officer: Jo Morin Date: 11.12.2025

Authorised by: Louise Prew Date: 15/12/2025