Development Control – Delegated Officer Report

Application Number: AWDM/0396/25 Recommendation: Approve

Site: 23 Third Avenue, Worthing

Proposal: Rooms in roof consisting of raising the ridge, hip to barn ends, rear dormer with Juliet balcony and front roof lights. Demolition of existing conservatory and construction of single storey rear extension.

Site visit: 20.05.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site relates to a detached two storey dwelling located on the west side of Third Avenue. The dwelling has a generally square form with a hipped roof and section of flat roof to its crown. There is a side garage and utility room extension attached the north side, sited closely to the northern boundary, and the dwelling also has a rear conservatory. There is a front garden area with hardstanding providing parking for approximately 3 vehicles.

This is predominantly residential area comprising mainly of substantial detached two storey dwellings and bungalows with some variety in their individual design and form. There are generous setbacks with front garden areas contributing to the spacious character of the street. Ground levels slope up towards the north. No. 25 to the north is a similar two storey dwelling positioned at a higher ground level although this appears to have been extended to its roof. To the south side, No.21 is a wide chalet bungalow/2-storey dwelling positioned at a lower ground level and set forward of No.23. To the rear of the site is a recreation ground that the rear garden backs directly onto.

Proposal

Permission is sought for roof extensions including raising the ridge, barn-hip extensions to each side and a rear dormer extension, and the construction of a single storey rear extension following removal of the existing conservatory.

The single storey rear extension would extend across the width of the existing dwelling including to the rear of the garage/utility structure, aligning with both side walls of the existing building. The extension would measure 3.5 metres in depth from the main rear wall of the house (and approximately 3.9m from the rear wall of the side extension). It would have a false pitch roof wrapping around each side and would measure approximately 3.3 metres in height. Matching brickwork and tiles are proposed.

The roof alterations and extensions would include removal of the chimneys and an extension to the roof to raise the ridge height by approximately 0.95m and with barn hip extensions to the north and south side walls. Three rooflight windows would be inserted into the front roofslope and at the rear a 6.8 metre wide dormer extension is proposed which would include a false pitch roof and Juliet balcony. Matching roof tiles and tile hanging are proposed.

This application follows refusal of a previous scheme for the construction of a single storey rear extension and roof alterations and extensions. AWDM/1372/24 refers.

Relevant Planning History:

07/0414/FULL - Removal of existing detached garage and the erection of attached garage with utility room to the north elevation.
STATUS: CCN 7th June 2007.

AWDM/1372/24 - Removal of existing conservatory and erection of a single storey rear extension; removal of existing main roof and construction of new roof with raised ridge and front, side and rear dormer windows.
STATUS: REF 24th December 2024.

Consultations:
None

Representations:

One representation has been received from the occupier of No. 21 to the south side and one representation (with five further comments of clarification/correction and further details/dimensions from the same occupier) have been received from the occupier of No.25 to the north of the site, objecting to the application on the following grounds as summarised:

- Loss of privacy from a new south side window proposed in the gable (No.21)
- Loss of light and overshadowing from the extensions (No.21)
- Impact on sunlight and warmth to neighbours conservatory at No.25 and effect on quality of life
- Impact on neighbours rear dining room which is enclosed by conservatory and receives restricted borrowed light at present
- Lack of daylight and sunlight assessment
- Increased sense of enclosure

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM20
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.

This is in the context of the previous application AWDM/1372/24 which was refused for the following reasons:

Having regard to the roof form, design and composition of the existing building, the proposed alterations and roof extensions would, by reason of their excessive size, bulk, positioning and design, constitute a visually discordant and dominant form of development, detrimental to the character of the recipient building and harmful to the visual amenities of the surrounding area. As such the proposed development would be contrary to policy DM5 of the Worthing Local Plan, the Councils' SPG 'Extending or Altering Your Home', and the relevant paragraphs of the National Planning Policy Framework.

Visual Amenity

There is some variety in the type and design of dwellings in the vicinity of the application site but generally dwellings appear as two storey or single storey detached dwellings. In the immediate vicinity of the site, roof heights vary slightly and along with the stepping up of ground levels there is no strict uniformity in this respect. Some dormer windows can be seen at first floor level, however roof extensions at second floor level are not a particular feature in this locality. No.25 to the north is a matching dwelling set at a higher level but this dwelling appears to have already raised the roof height and with a steeper slope and extended flat roof element visible at ridge level, but no planning history is apparent for this. In this context the increase in height proposed would not itself appear out of character. This was also considered to be the case with the previously refused scheme although in the current application the increase in height would be grater at 0.95m. However, as before, it's set back from the neighbouring dwelling to the south, which has a lower roof level, would ensure that it would not appear overly dominant.

In relation to barn-hip ends, this is not a particular feature of the area and this proposal does give a somewhat bulky appearance. However it is noted that there is one other example in the vicinity at No. 26 on the opposite side of Third Avenue where planning permission was granted for part barn-hip/gable extensions to each side elevation, a rear dormer and front rooflights (AWDM/0051/24 refers). Although this did not increase the height of the ridge, there are close similarities with the application proposals in terms of the overall design, and given the setback from the street frontage at No.23, its proposed height in relation to neighbouring dwellings and setback from No.21, on balance the proposed design would not cause any significant harm to visual amenity in this specific context. Rooflight windows to the front roofslope can be seen elsewhere in the vicinity and those proposed would not cause any significant harm to visual amenity.

The current proposal has deleted the previously refused dormer extensions to the front and side roofslopes with one rear dormer extension now proposed. Whilst the proposed rear dormer would be relatively large and not particularly sympathetic in its design, this would not be readily visible in the streetscene. There would be some views

possible of the rear roofslope from the adjacent recreation ground but it is acknowledged that the dormer would be set in from the edges and ridge level of the roof and can be accepted on balance. Matching materials will help to blend with the recipient building.

Turning to the proposed single storey extension, this would be similar in scale to the previous application, although slightly deeper and would have a pitched roof. The scale and design would not appear unreasonable and would be positioned at the rear where it would not be readily visible in the streetscene or appear particularly dominant. The use of matching materials would be sympathetic to the existing building.

On balance design and impact on visual amenity is considered acceptable.

Residential Amenity

The main impact arising from the development would be to the occupiers of No.25 to the north and No.21 to the south. Dwellings on the opposite side of the street to the east would be sufficiently remote from the proposed extensions to avoid any significant impact, including that arising from the front proposed roof lights which would be similar to the relationship between existing front windows.

On the north side, No. 25 is sited relatively closely to the application site, with a separation distance of less than 1 metre between the main side wall of No.25 and the garage/utility structure of No.23. Main outlook is to the front and rear of No.25. There is one side window to the south wall of No.25 already enclosed by the existing garage structure and appears to be the secondary window, with the main outlook at the rear for the dining room enclosed by the neighbours own conservatory. The conservatory at the rear of No.25 extends beyond the rear of No.23 and also contains side windows.

In relation to the proposed alterations and extensions to the roof, these would be to the main roof slopes where a reasonable separation exists between No.23 and No.25 to avoid any significant impact arising from the additional bulk. No new windows are proposed to the north side.

At the rear, the windows and Juliet balcony in the dormer extension would be directed towards the rear garden and would not cause any significant loss of privacy to either neighbouring occupiers in the context of other first floor windows that have a similar relationship.

In terms of the proposed single storey extension, the points raised in the representations are noted and the solid form would be sited closer to No.25 than the previously proposed extension where an open sided roof canopy was previously proposed adjacent to the north boundary and the extension now proposed would be slightly deeper than previously proposed. Although a set in from the boundary would be desirable, this relationship was previously considered acceptable albeit as an open-sided structure but this included a shallow pitch up to 3.2 metres in height and small gable to the north side and the height of the existing side boundary wall and fence is just below the eaves level of the existing garage/utility structure. Whilst the proposal would introduce a further section of solid wall and roof up to 3.3 metres, the roof would be pitched away with a hip and with an eaves level of approximately 2.55 metres and

it is also noted that the neighbouring dwelling at No.25 is sited at a higher ground level than the application site. Although the neighbours own conservatory limits light into their rear dining room the proposed extension would not be excessive in depth or height and would not extend beyond the rear of the neighbours own conservatory. The additional height above that of the existing side boundary wall and fence would not pose any significant threat to residential amenity having regard to the relationship with No.25.

To the south side, No.21 is sited forward of the application dwelling and has a side gable close to the application with no side windows to habitable rooms on the north elevation. There is a glazed door serving the garage on this side. Its rear windows are set forward of the rear of No.23 to its north elevation but the closest window appears to serve the utility room. At first floor level there is a dormer window set over this element which appears to be a bedroom window.

The proposed roof extensions would add bulk from the additional height proposed, the gable/barn hip, and dormer extension, which would create some additional enclosure to No.21 particularly from the gable wall. However, in the context of the existing two storey structure and having regard to the barn hip design, and given the relationship with No.21 and site orientation where there would be no significant loss of light or outlook, the impact of the proposed roof extensions is considered acceptable. The neighbour's comments in relation to the side window are noted, however this can be obscure glazed and non-opening to its lower part to ensure no significant loss of privacy and can be secured by condition. It is also noted that the existing first floor clear glazed window directly below that proposed would be removed.

In terms of the single storey extension, given its size and this would replace the existing conservatory, it is considered that it would not cause any significant harm to the amenities of occupiers of No.21. If approved, a condition could be imposed to ensure no side windows are installed in the interests of protecting privacy of both neighbouring occupiers.

Flooding

The site is identified as being at risk of surface water flooding in the SFRA 2024. The applicant has indicated that floor levels would be no lower than existing floor levels and flood proofing/ resistance and resilience measures have been incorporated.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Obscure glazing etc (south)
5. No further windows (north and south)

Informative

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.

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

Case Officer:	Rebekah Hincke	Date: 05.06.2025
Authorised by:	Louise Prew	Date: 10/06/2025