Expiry Date - 02/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0134/25 Recommendation – APPROVE

Site: 2 Central Avenue Worthing West Sussex BN14 0DR

Proposal: Erection of additional storey with side facing dormer resulting in a two-storey dwelling; single storey front extension

Date of site visit: 18.02.25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a detached bungalow on the south side of Central Avenue a residential road of primarily detached properties of bungalows and two storey houses. The properties are generally of individual design. The road inclines to the east.

The site is set back from the road with a low wall along the frontage. There is a vehicular access with parking in front of the garage on the eastern side of the plot and a small front garden. The property has a front projection with a bay window and hipped roof with the front door set back. The main part of the dwelling sits under a bonnet roof. The garage which is set further back has a flat roof. The property is slightly offset to the frontage facing north east. The property has small triangular shaped garden to the rear. There is a mixture of fencing and shrubs to the boundaries.

To the east is a detached bungalow which has a gable feature to the front facing parallel with Central Avenue.

To the south is a bungalow facing onto Findon Road

To the north is a further corner property, it is a chalet style and faces the corner of Central Avenue and Findon Road.

Proposal

The application proposes a remodelling of the dwelling including a ground floor extension of approx. 15sqm, a new first floor of approx. 84sqm and pitched roof. The proposed dwelling would retain the existing brickwork at ground floor with render at first floor. The roof pitched would have a lower slope than existing with hipped elements. A gable feature will be provided at first floor in the front elevation with a window. A pitched roof dormer window

is proposed in the proposed west roof slope and two roof light windows to the southern roof slope

The ground floor extension would be to the front although set back behind the now proposed two storey gable.

The design of the proposed additions has been modified from the previous refused application following pre application advice.

Relevant Planning History:

PREAPP/0192/24 - Extension of bungalow to form 2 storey house

AWDM/0983/24- Removal of roof and erection of an additional storey at first floor level; single storey front extension- REFUSED

1. The proposed front extension together with the new first floor and roof would by reason of their size, design, scale and form constitute an unduly assertive overdevelopment of the existing dwelling on this modest plot and would be detrimental to immediate existing surrounding development and detrimental to the street scene. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework.
2. By reason of their scale, massing, orientation and proximity to the site boundaries the proposed first floor extension would be overbearing and give rise a perception of overlooking that would be intrusive for the occupiers of 4 Central Avenue and 272 Findon Road detrimental to their amenity. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework

Consultations: None

Representations: None

Relevant Planning Policies

National Planning Policy Framework (2024)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Worthing Local Plan 2023 (2020-2036) (“WLP”)
SP1 – Presumption in favour of sustainable development
DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM16 - SUSTAINABLE DESIGN
DM18 Biodiversity

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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.

Visual Amenity

The main issue is the effect of the proposal on the street scene and the character and appearance of the host dwelling.

The National Planning Policy Framework advises in Paragraph 131 that good design is a key aspect of sustainable development, is indivisible from good planning, creates better places in which to live and work and makes development acceptable to communities. Paragraph 135 indicates that development should: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) be visually attractive and (c) sympathetic to local character and history, and in Paragraph 139 states: “Development that is not well designed should be refused especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes”.

Policy DM5 of the WLP requires all new development to (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area; enhance the local environment by way of its appearance and character with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, impact on street scene and the layout of the development; and make a positive contribution to the sense of place, local character and distinctiveness of an area.

The Council’s Supplementary Planning Guidance ‘Extending or Altering your Home’ indicates the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature, its design should be consistent with your existing property's style and shape and that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling.

The character of Central Avenue is a wide tree lined avenue of older style properties both bungalows and two storey houses set back from the road and mature in character. Findon Road also has a range of house types. The bungalow currently sits on a corner but due to its scale, set back and landscaping is not unduly prominent. It sits between two bungalows. The three small scale bungalows address this corner and make a harmonious contribution to the street scene.

The existing bungalow is a modest hip-roofed detached bungalow which is in keeping with the scale and form of the adjoining buildings. It has a large hipped roof to a height of approx. 5.5m

A previous refused scheme proposed a full first floor and pitched roof above. The current proposal has been reduced in scale and height. The proposal now involves an increase of eaves height of approx. 1.4m and ridge height of 0.53m and the current scheme seeks to keep the original form of the building with the front projection retained with a hipped roof and small pitched roof dormer. There are examples of full two storey development and chalet style development in the vicinity, the main concern with the previous proposal had been the scale of the development between two modest bungalows. The current proposal reduces the scheme in height and scale and prominence more aligned to the adjoining bungalows and although will be of greater prominence than the existing bungalow it will not be unduly prominent and is appropriate for a corner location. This reduced scheme is more in character with the style of the existing dwelling and street scene in general.

It is considered that the softened and reduced roof form would be more in character with the design and scale of the dwelling in its plot, would sit more comfortably with the street scene and would not impact on the character of the neighbouring dwellings either side.

Residential Amenity

The most affected properties are No 4 Central Avenue and 272 Findon Road.

In terms of the impact on No 4, this property is situated to the east and comprises a bungalow, it is situated approx. 1.2m from the boundary with No 2 and there are secondary windows along the side elevation facing No 2. No 2 currently has a hipped roof which ensures that light is maintained to these westerly facing windows and the bungalow is not obtrusive. The proposal has been reduced in height and scale from the originally proposed extension. The proposed eaves would be increased by approx. 1.4m however the extension is set off the boundary by a minimum of 1.998m and at an angle, it is not therefore considered that the revised proposal would cause detrimental loss of light or visual impact to this property. There are no proposed windows in the first floor or roof of the proposed extension facing No 4 and as such no additional detrimental overlooking.

With regards to No 272 Findon Road. Due to the limited garden and space to the rear, the proposed extension would be with 2-6m from the boundary of the side of No 272. No 272 is also close up to the boundary. The scheme has been reduced in height and scale than the previous refused scheme, with only roof light windows to the south elevation. The extension would be north and although will be visible to the occupants of No 272 Findon Road it is not considered that it would cause detrimental loss of light or visual impact. The two roof light windows are at a higher level and to a bathroom and a study. A

condition ensuring the roof lights are obscure glazed is considered appropriate.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as indicated on the plans
4. No additional openings
5. Obscure-glazing roof lights to the south elevation

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? N

Case Officer: Jackie Fox Date: 11.03.25

Authorised by: Louise Prew Date: 12/03/2025