Expiry Date - 02/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1256/23 **Recommendation – APPROVE**

Site: **19 Hillview Rise Worthing West Sussex BN14 0BT**

Proposal: **Proposed two storey rear extension and loft conversion with barn hip to rear and Juliet balcony, roof lights to west and east elevations and single storey side extension to west.**

Date of site visit: 27/09/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located in an elevated position on a corner plot at the junction of Hillview Rise to the north and Parham Road to the west, within a residential area of Worthing. The property comprises of a detached bungalow with brick elevations and a tiled hipped roof with lower hipped roof projections to the front, west side and rear. The property is set back from the road to the front behind a brick wall, garden and driveway leading to the garage at the rear. The side boundary on to Parham Road consists of a low brick wall and dense hedge and shrubs. The main garden is to the west side and rear of the property.

The site is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a loft conversion including a two storey rear extension with Juliet balcony and roof lights to the west and east and a single storey side extension.

The rear extension would measure 3m deep by 8.35m wide, continuing the roof out at the same eaves and ridge height to form a gable with barn hip and Juliet balcony to the rear. The extension would have bi-fold doors to the rear and glazed doors and panels to the west side elevation at ground floor, serving the dining/living area. The Juliet balcony at first floor would serve a bedroom within the loft.

Five roof lights would be added to the west side serving the bedrooms and stairs and two to the east side serving the ensuites.

The proposed side extension would extend the existing side projection and would measure 1.6m wide by 4.23m deep with a hipped roof to match that of

the existing projection. The extension would have a window to the front and double doors to the rear and would form a lounge.

The extensions would be finished externally in bricks and tiles to match the existing building.

The roof of the building would be reconstructed to the same eaves and ridge height and of the same form and pitch as existing to allow internal changes to the roof trusses to enable the loft conversion. Other than the extensions proposed by this application the roof would be reconstructed exactly as existing externally and there would be no increase in height.

The application has been significantly amended since its original submission and no longer includes any raise to the existing ridge height of the building or the full height gable extensions to the front, side and rear.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

Two objections received in relation to the original scheme:

The structure is out of keeping with the neighbourhood as predominantly the area has single storey properties. Any new loft conversions only have Velux windows to the front and side elevations.

I wish to object very strongly to the proposed two storey extension. It will be terribly intrusive and an absolute eyesore and a great lack of privacy which will affect me. Also it will block out the beautiful view of the downs which would be a dreadful shame. It will be extremely noisy and result in more traffic. This is a neighbourhood for bungalows.

No further comments received in response to re-consultation on the revised scheme.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 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 key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The site is located in a prominent position at the corner of a junction, on elevated land towards the top of a hill. The property is clearly visible in the street scene particularly from the north and to the east where the land drops away down the hill with the adjacent property on lower land. The west and south elevations are fairly well screened from the road by dense hedging and are therefore less visible. The prevailing character of the area is clearly defined by hipped roof bungalows, many of which have been extended to include a loft conversion through the addition of hip to gable side/rear extensions, rear dormers and roof lights.

The original submission for this application was considered unacceptable due to its uncharacteristic steeply pitched gabled roof additions and raised ridge height which were considered to be entirely out of keeping with the surrounding street scene. The proposal has been significantly amended since this submission and the above aspects have been removed.

The proposal would retain the characteristic hipped roof design and projecting element to the front, maintaining the character of the property. The rear extension would follow the ridge and eaves height of the existing building, extending 3m deep and forming a gable with barn hip to the rear. Other properties in the area have been similarly extended to the rear. The design and scale of the proposed rear extension would reflect the characteristics of the existing building but would introduce a gable with barn hip to the rear; this is considered to be acceptable at the rear of the building which is less visible in the surrounding street scene. The additional bulk at roof level added by the proposed extension is not considered excessive or to result in a top heavy development and would not appear dominant or intrusive within the street scene.

The addition of roof lights to the side elevations would not appear cluttered or excessive and would reflect similar additions in the locality.

The proposed side extension is single storey and would result in a small extension to an existing projection to this side. The eaves and ridge height are lower than the main roof and this addition would be subsidiary in scale and form. Due to the single storey height of this extension it would not disrupt the building line formed by the properties fronting onto Parham Road.

The revised scheme is considered to have addressed all concerns raised in relation to the original scheme and would not have any significant impact on the visual amenities of the locality or the character of the surrounding street scene.

Residential Amenity

The most affected neighbours are those to the east of the site at No.17 and to the rear (south) at No.1 Parham Road.

No.17 is situated on much lower ground than the application property with windows and a door to the side. The property is separated by a wall to the boundary and the driveway of 2.6m wide to the application property. The neighbour's property is also set in from the boundary. Both properties have garages positioned adjacent to the side boundary and to the rear of the bungalows. The proposed extension would maintain the eaves and ridge height of the existing building but would extend the ridge to the rear and project beyond the rear elevation by 3m. The extension would be well within a line projected at 45 degrees from the neighbours nearest rear facing window to a habitable room and would not have any significant impact on light or overshadowing. Although the roof would extend further to the rear and the neighbour's property is on lower ground, the ridge height would be maintained and the hipped roof would angle away from the neighbour's property, minimising any impact in terms of light and overshadowing. The openings to the side of No.17 do not serve principal rooms and there would be no significant impact on the neighbour's living conditions. The proposed extension would not be considered to have an overbearing or oppressive impact on these occupiers. The only new openings proposed to the east side of No.19 are two roof lights serving the ensuites. There would be no overlooking or loss of privacy to the neighbour's property. The Juliet balcony to the rear would provide views across the applicant's own garden and would not result in any significant loss of privacy to No.17.

No.1 is located to the south of the application site and screened by tall trees and hedging to the rear boundary. There would be a gap of 15.5m between the proposed Juliet balcony and the rear boundary of the site and there are no openings to the side of No.1 that would be affected by the proposal. There would be no adverse impact on these occupiers.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings to east side elevation of extension/building

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a

result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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:	Amanda Haslett	Date:	14/12/23
Authorised by:	Jo Morin	Date:	14.12.2023