Expiry Date - 02/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0200/24 Recommendation – APPROVE

Site: 131 Palatine Road Worthing West Sussex BN12 6JR

Proposal: Proposed rooms in roof with hip to gable and rear (South) dormer and 3no. front (North) roof lights and a single storey rear extension (amendment to AWDM/0488/23)

Date of site visit: 22/05/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is a semi-detached bungalow located on the south side of Palatine Road within a residential area. The property comprises facing brickwork elevations, a tiled and hipped roof with gable to front, along with UPVC openings. A single-storey extension with a faintly sloped roof projects from the rear of the property into a relatively deep garden comprising a patio and grassed area extending to the rear. A detached garage abuts the boundary with the adjacent neighbour No. 133 Palatine Road to the west. This neighbours garage also abuts the boundary but is further forward of the application property's garage and fronts the shared driveway of the properties which extends from the public realm.

The attached property to the east No. 129 Palatine Road is separated by a moderate sized fence with bordering vegetation and exhibits a rear conservatory to the opposite side of the elevation (easterly) from the application property. This creates a recess for the windows to the westerly side of the rear elevation.

This section along Palatine Road consists of uniform semi-detached bungalows which mirror the attached property. There is a strong pattern in the street scene in terms of properties form, design, massing, footprint and plot size.

Proposal:

The application has been amended from the previously approved application AWDM/0488/23 in respect to the rear dormer. A Cedral weatherboard lap classic woodgrain in brick red C72 colour has been proposed, rather than matching tile hanging. The remainder of the proposal is the same (as approved under AWDM/0488/23).

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Relevant Planning History:

Previous approval under AWDM/0488/23 for proposed rooms in roof with hip to gable and rear (South) dormer and 3no. front (North) roof lights and a single storey rear extension, decision issued 14.07.2023.

Consultations: None.

Representations: None.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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.

The only consideration of this application is the change in roof dormer material from tile hanging to cladding. The remainder of the proposal approved under AWDM/0488/23 is the same.

Visual Amenity

The cladding to the rear dormer would only marginally be visible to the street scene owing to its situation behind the gable roof and set below the ridge and inset from the side elevation. Whilst tile hung is the prevalent material for dormers in the street scene and wider locality, the proposed cladding appearance is not considered to result in a materially detrimental impact on the visual amenities of the area owing to its siting and appropriate colour within this context which would resemble the brick elevations of properties. Following discussions, the agent agreed to omit the cladding to the gable face as originally proposed in view that this would be a materially unacceptable alteration which would appear dominant in the street scene and set an unwanted precedent given the prevailing character of the area. The colour of the cladding was also revised to Cedral weatherboard lap classic woodgrain in 'brick red C72' rather than 'Ocean Blue' in order to greater sympathise with local character of the area and avoid a garish appearance.

The proposed development would not significantly detract from the appearance of the existing dwelling or the prevailing character of the area and would not result in unacceptable harm to visual amenity.

Residential Amenity

The change in material of the dormer from tile hung to cladding would not result in an adverse effect on the residential amenities of neighbours.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Openings Side Elevations

Informatives:-

1. 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? N

Case Officer:	Jason Albon	Date: 01.05.2024
Authorised by:	Jo Morin	Date: 01.05.2024