Expiry: 21/6

Development Control – Delegated Officer Report

Application Number: AWDM/0604/23 Recommendation: Refuse

Site: 25 Oaksheath Gardens, Worthing

Proposal: **Rooms in roof consisting of side dormer (south-west elevation) and roof light to north-west elevation**

Date of site visit: 16/6

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to an end of terrace gable fronted new house on the north west side of Oaksheath Gardens built as part of the West Durrington scheme where permitted development rights for roof extensions have been removed. This terrace of four has matching end houses with smaller houses recessed between.

It has a paired canopied car port on its south side with tandem parking for two cars and is built in a strong red brick with a clay tied roof and uPVC windows and door.

The site is not in a conservation area nor is it listed.

Proposal

Permission is sought to add a long but shallow dormer to the south roofslope and to add a window to each gable, front and rear, to create two additional bedrooms and a bathroom at second floor level.

Relevant Planning History:

AWDM/0661/14 - Application for approval of Reserved Matters pursuant to Planning Permission WB/11/0275/OUT relating to the appearance, landscaping, layout and scale of 84 dwellings in Area 1c. Granted 18.2.15

11/0275/OUT - Outline application for development of land north of Fulbeck Avenue, West Durrington, for residential development (up to 700 units), recreation, community and education purposes; ground stabilisation; and speed management measures on Titnore Lane. Principal vehicular access and bus routing via Fulbeck Avenue, with Tasman Way providing vehicular access limited to the community facilities and bus routing, and Cherwell Road providing emergency vehicular access only. Granted

Consultations:

None.

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Representations:

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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.

Policy Context

Worthing Local Plan (2023) - Policy DM5 – Quality of the Built Environment,

requires that: *'a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:*

i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;

ii) 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 layout of the development;'

iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;

Chapter 12 of the revised NPPF sets out the policies to achieve well-designed places; paragraphs 127 to 129 stress the importance of design guides which reflect local character and design preferences and at paragraph 134 states that

'Development that is not well designed should be refused, especially where it fails to reflect local design policies.' Paragraph 130 requires that developments '(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting;'

The above policies and relevant sections of the Design Guidance, SPG – 'Extending or altering your home' clearly set out the expectations for development and require that dormers and extensions are well designed to reflect the predominant characteristics of the local area, do not adversely affect the appearance of the street scene, are of a scale that is proportionate to existing and surrounding development and do not detrimentally affect the amenities of local residents.

The Council's SPG – Extending or altering your home provides more detailed design guidance for extensions and alterations. This guidance aims to ensure that any extension is sympathetic in appearance to the existing house and wider street scene and safeguards residential amenity. The following guidance is given with respect to roof extensions and dormers:

'Roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling. Therefore, there is a normal presumption against dormer windows that are visible from the street. However, exceptions to this can be made if the dormer is located at the rear of the property to make it less visible, or if several other dwellings on the street already have dormer windows, which are not substantially out of character.

Visual Amenity

The estate has been deliberately designed to include only small pitched roof dormers to the front of some properties. Permitted development rights were removed for the estate as follows:

Notwithstanding the provisions of Part 1, Classes A, B, F and H and Part 2, Classes A, B and C of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no dwelling shall:-

(i) be extended or enlarged;

(ii) have the front door altered in design;

(iii) have any driveway/hardstand within the plot curtilage enlarged or any additional area of hard-surfacing or hardstanding formed within any part of the curtilage forward of the principal elevation of the dwelling or any side elevation facing onto a highway;

(iv) have any satellite dishes fixed or fitted to any elevation, roofslope or chimney;

(v) have the external colour of any rendered element, or external cladding, altered from that originally approved unless agreed in writing; or

(vi) erect any wall, fence or other means of enclosure on any part of the curtilage forward of the principal elevation of the dwelling or any side elevation facing onto a highway.

Reason: In the interests of amenity and the environment having regard to policies 1 and 16 of the Worthing Core Strategy.

These restrictions were specifically imposed to avoid the addition of extensions, dormers and other additions/changes that would dilute the character of the area and harm amenity. A shallow box dormer across the side roofslope of the application property would represent a significant change to the appearance of this house. It would fill most of the length of the side roof and would be a considerable intrusion into the area where such features are not seen. It would be clearly visible in the street scene and would appear as an alien and intrusive feature that is out of keeping with the prevailing character of the surrounding estate. It would diminish the original design quality of the estate.

Attention is drawn to the recent appeal decision at 4 Aster Vale, a nearby house also built as part of this estate. This appeal dismissed development of front and rear dormers on the grounds of harm to the character of the estate and also on neighbour amenity grounds. It is considered that this appeal decision is material in this case. APP/M3835/D/22/3305786, Council's ref: AWDM/0582/22.

Residential Amenity

The dormer would face over the car parking areas of the site and its neighbour No. 23 with the furthest rear window allowing potential vies over No. 23's rear garden. The plans show this window to be fixed and obscurely glazed. The three side dormer windows are either secondary to the bedrooms or to a bathroom. It would be possible to fix and obscurely glaze them all to prevent any overlooking or perception of it. It is considered that there is sufficient separation to avoid significant overlooking from the proposed gable windows.

Recommendation

REFUSE for the reason:-

The proposed side dormer due to its scale, form and position would be clearly visible in the street scene resulting in an alien, intrusive and dominant form of development that fails to reflect the prevailing character of the surrounding area, diminishing and diluting the original design of the estate and appearing as an uncharacteristic, visually discordant and incongruous addition to the property that would cause significant harm to the visual amenities of the locality. The proposal is therefore contrary to saved, Policy DM5 of the adopted Worthing Local Plan (2023), Supplementary Planning

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Guidance 'Extending or altering your home' and the relevant policies of the National Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to discuss with the Applicant the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

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

Case Officer:	MOK	Date: 21/6/23
Authorised by:	Jo Morin	Date: 21.06.2023