Expiry Date - 02/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0875/24 **Recommendation – APPROVE**

Site: **18 Chute Avenue Worthing West Sussex BN13 3DX**

Proposal: **Single storey rear extension replacing existing conservatory; room(s) in the roof with rear dormer and rooflights.**

Date of site visit: 27/08/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Chute Avenue within a residential area of Worthing. The property comprises a detached bungalow with brick elevations and a hipped roof with projecting hip to the front. There is a flat roof garage to the front and an L-shaped conservatory to the side and rear. The property is set back from the road behind a paved driveway and raised terrace. There is a good size garden to the rear.

The property 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 single storey rear extension a rear dormer and rooflights. The existing conservatory would be demolished.

The single storey extension would measure approximately 6.27m deep x 4m wide with a false pitch roof of 2.3m high to eaves and 3.35m high to the ridge and roof light above. The extension would have windows to the rear and double doors to the south side and would be finished in render with clay tiles.

A flat roof dormer would be added to the rear measuring approximately 2.75m wide x 1.5m high x 1.95m deep. The dormer would be finished in render with two windows to the rear, serving a shower room and bedroom.

Roof lights would be installed to the front and sides of the building serving the bedroom and stairs.

The application has been amended to replace the pitched roof with a false pitch to lower the height at ridge level.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

One objection received (including photos) in relation to the original plans concerning the height and length of the pitched roof extension having an overbearing and oppressive impact resulting in enclosure of their property, overshadowing and loss of light.

The objection included a suggestion to reduce the overbearing and overshadowing nature of the design by changing the roof form to a lower false pitch/crown roof design.

Officer response: The application was amended as suggested with a false pitch/crown roof and the neighbour re-consulted on the revised plans. No further comments were received in relation to re-consultation on the amended plans.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 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 proposed extension is to the rear of the property and would not be visible from the road other than in glimpsed views of the top of the roof. The proposed extension would extend for a depth of 6.27m, approximately 3.45m deeper than the existing conservatory to be demolished. The width of the extension would be reasonably modest at 4m and the scale of the proposal would be subsidiary to the existing dwelling.

The roof form of the extension has been altered from a pitched roof to a false pitch/crown roof design to reduce the impact on the neighbour. The design and form of the roof would reflect the pitch and eaves height of the existing building and would not detract from its character.

The proposed rear dormer is small in scale and would not dominate or detract from the roofscape or appear out of keeping in the area. Roof lights are a common feature in the area and would not detract from the character of the street scene.

The use of render for the extension and dormer would not appear out of keeping in the wider street scene or detract from the character of the property.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.16 and 20 Chute Avenue.

No.16 is located to the south side, on lower ground than No.18 and of similar alignment to the front and rear. There is a fence to the boundary and dense planting to the neighbour's side. There is an existing garden room adjacent to this boundary which extends to the same depth as the proposed extension. This garden room would screen most views of the proposed extension from the neighbour's property. The extension would be about 7m from the boundary with No.16 and would not have any adverse impact in terms of overshadowing or appearing overbearing. The openings to the south side would face on to the boundary fence and would not result in overlooking or loss of privacy.

No.20 is located to the north side, on higher ground and with its rear elevation, set back approximately 3.75m further west than No.18. The eaves level is approximately 0.8m higher to No.20. The proposed extension would be set in 1m from the boundary and extend out in line with the north side of the bungalow. Due to the set back position of No.20, the proposed extension would extend for a total depth (including the existing dwelling) of approximately 10.02m beyond the rear elevation of No.20 and would therefore project beyond a 45 degree line from the neighbours nearest rear facing doors. Typically an extension of this depth, to the south of a neighbour, would not be acceptable however, in this case due to the significant rise in ground levels at No.20 the impact of the extension is significantly reduced, with the eaves at approximately 0.4m above the existing fence. The revised roof form from a pitched to a crown roof would remove the bulk of the roof and further mitigate the impact. The extension as revised is not considered to have any significant impact in terms of overshadowing or loss of light to the neighbour's property and would not appear overbearing or oppressive.

The proposed rear dormer would not result in any significant overlooking to the neighbours gardens.

The proposed roof light south would look out on to the blank roof slope of the adjacent property and would not result in overlooking or loss of privacy. The north roof light has the potential for overlooking due to the set back position of the neighbouring property, although the roof light serves the stairs rather than

a habitable room. To ensure there is no overlooking to the neighbours garden a condition is considered appropriate to obscure glaze and fix shut this roof light.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. No additional openings to north side elevation of extension
5. North roof light obscure glazed and fixed shut

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? Addressed by amendment

Case Officer: Amanda Haslett Date: 30/09/24

Authorised by: Jo Morin Date: 30.09.2024