Development Control – Delegated Officer Report

Application Number: AWDM/0878/24 Recommendation: Approve

Site: 8 New Parade, Worthing

Proposal: **Single storey mansard roof extension above rear outriggers at 7 and 8 New Parade.**

Date of site visit: 03.12.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to two adjoining dwellings within a seafront terrace located on the north side of New Parade. There is an access to the rear of the dwellings from Merton Terrace to the north side. Merton Terrace also provides access to the rear of properties fronting Brighton Road. The dwellings within this terrace have rear outriggers and at No.7 and 8 this has a flat roof with parapet and with railings surrounding which forms a roof terrace to each dwelling.

Proposal
Permission is sought for the construction of a mansard roof extension to the 2-storey rear outriggers of both No. 7 and 8 New Parade. The extension would measure approximately 7.5 metres in depth from the main rear wall of the dwellings and 7.8 metres in width across the two dwellings. It would measure 2.2 metres in height from the height of the existing parapet (8.4 metres from ground level). It would be finished in tiles and with a GRP flat roof.

Relevant Planning History:
None relevant at the site

No.1 New Parade:
05/0994/FULL Conversion of existing dwelling into 6 No. self contained flats, including construction of single storey rear extension and enclosure of second floor roof terrace. Approved 17.11.2005

No.1-2 New Parade:
07/0619/FULL Extensions and alterations in connection with the conversion of the property into 5 no. 2 bedroom flats and 8 no. 1 bedroom flats (total of 13 units). Approved 24.08.2007

Top Floor Flat No.6 New Parade:
AWDM/0467/11 Fully glazed conservatory/orangery to existing first floor rear balcony/sun deck. Approved 22.09.2011

Consultations:
The Council's Environmental Health Officer has confirmed no adverse comments.

Representations:
Two representations have been received from the occupier of neighbouring dwellings at No.6 and No. 9 New Parade and objecting to the application on the grounds of loss of light and loss of privacy.

Relevant Planning Policies

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

There is an established pattern in this terrace for flat roofs to rear outriggers being used as roof terraces and with railings or other balustrade enclosures installed, as at the application site. There are also examples at each end of the terrace where there is a mansard roof to the rear outrigger at No. 1 and No.15 New Parade.

The overall height of the proposed mansard roof would be set below the ridge height of the main roofslope by approximately 2.2 metres and it would be set in from the edges of the side walls by approximately 0.5m on each side and by 0.6m from the rear behind the existing parapet where it would not appear overly dominant in this context. The windows set within the proposed roof would appear reasonably sympathetic in their size and positioning.

In the context of the other mansard roofs within the terrace and having regard to its size and design, subject to the use of materials to match the main roofslope the proposed mansard extension would not cause any significant harm to the visual amenities of the site or surrounding streetscene.

Residential Amenity

The main impact arising from the proposals would be to the occupiers of the adjoining flats to the west at No.6 New Parade, of the adjoining dwelling at No.9 New Parade, and of flats at the rear of 82-84 Brighton Road and 7/7A Merton Terrace opposite the site.

To each side, dwellings at No. 6 and 9 have a main window within the recess between the outriggers, side windows within the rear outrigger facing the application site, roof windows set within the main rear roofslope, and a roof terrace above the outrigger.

No.9 to the east side also has a ground floor extension that infills to the side of the outrigger within the recess up to the boundary and to the full depth of the site.

The existing relationship between the rear outriggers and neighbouring windows already creates a degree of enclosure within the recesses between them and those affected windows. Although the roof extension would raise the height of this part of the building, having regard to the existing relationship with the rear outriggers and positioning of neighbouring windows and roof terraces, the additional bulk would not cause any significant impact in terms of loss of light in the context of the existing recesses and orientation, and would be well separated from the existing neighbouring roof windows in the main rear roof slope. The scale of the extension and separation from the neighbouring roof terraces would also limit its impact to the neighbouring roof terraces in terms of light or overshadowing. Whilst the proposals would introduce new side windows, these have been indicated as obscure glazed and a condition can be attached to secure this in the interests of protecting privacy.

At the rear, the separation from neighbouring dwellings fronting onto Merton Terrace would limit the impact on these occupiers and in the context of the existing first floor north facing windows at the site and at neighbouring buildings it is considered that there would be no significant impact to neighbouring occupiers opposite the site to the north in terms of light, outlook or privacy.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Obscure glazing (east and west side elevations)
5. No further windows (east and west side elevations)

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? Y

Case Officer: Rebekah Hincke Date: 10.12.2024

Authorised by: Louise Prew Date: 10/12/2024