Expiry Date - 21/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0865/23 **Recommendation – APPROVE**

Site: **67 Rose Walk Worthing West Sussex BN12 4AT**

Proposal: **Rooms in roof consisting of a hip to gable roof extension, changes to the front facing gable and addition of a rear facing flat roof dormer.**

Date of site visit: 02/08/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Rose Walk within a residential area of Worthing. The property comprises a semi-detached, two storey house with front gable and timber inserts, front bay, rendered elevations and a pitched roof. There are large flat roof single storey extensions to the rear and garages and outbuildings to the side of the rear garden. The property is set back from the road behind a paved driveway.

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 hip to gable roof extension, raised front gable and a rear dormer.

The roof would be extended out to the north side of the building at ridge level to form a hip to gable extension finished in tiles to match the existing roof.

The existing front gable would be altered by raising the eaves (of the gable only) by about 0.2m and raising the ridge of the gable by the same amount. The eaves height of the main roof would remain as existing. Roof lights would be added to each side of the gable roof (north and south) and to each side of the gable (east) on the main roof.

The proposed box dormer to the rear elevation would measure approximately 5.35m wide by 2.35m high and 3.2m deep. The dormer would be tile hung to match the existing roof and would have two windows to the rear serving a bedroom and shower room.

Internally the loft conversion would provide a bedroom, study and shower room.

The application has been amended to retain a full gable to the front, reduce the width and height of the dormer, change the size and position of windows to the rear dormer and change of materials to matching tiles for the rear dormer.

Relevant Planning History:

AWDM/0046/14 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 6m from rear wall of the original house, maximum height 3m and height of eaves of the extension 3m – Approved

Consultations:

None required

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.

Visual Amenity

The street scene is eclectic in character with predominantly detached houses of varying design, form, height and width, mainly chalet bungalows or two-story houses. The application property is one of the few semi-detached properties in the area and the attached property is of a different style with a hipped roof. There are several very large dormer additions to the side of properties visible in the street scene, including one very large dormer to the adjacent building.

The raised front gable design would introduce a line of tiled hipped roof at eaves level below the gable that lines through with the hipped roof eaves of the adjoining property. The original design introduced a smaller floating gable that appeared disconnected with the rest of the design and the plans were subsequently amended. The gable would only be raised a minimal amount of about 0.2m and would retain this as the prominent roof form to the front of the building and would replicate the timber detail to the gable.

The hip to gable extension to the side would not appear out of keeping in the wider area and would not appear dominant or intrusive in the street scene.

The rear dormer has been amended, reducing the width so that it is set in further from the edge of the roof and evenly spaced to either side and reducing the height. The facing materials have also been changed from cladding to tiles and the windows repositioned and reduced in size. Limited views of the proposed dormer may be possible from the road however the reduced scale and improved design of the dormer would ensure that this element of the proposal does not appear overly dominant or intrusive.

The changes to the design are considered to have significantly improved the appearance of the property and there would be no adverse impact on the character of the property or the visual amenities of the locality.

Residential Amenity

The most affected neighbours are those to the sides at No.65 and 69.

No.65 is the adjoining property to the south side. The gable roof would only be raised about 0.2m overall in height and would not extend any further forwards than existing and would not result in any overshadowing to this property. The roof light to the south side of the gable would look onto the neighbour's roof and would not result in overlooking. The rear dormer would not appear overbearing or oppressive to the neighbours and would not result in any significant increase in overlooking or loss of privacy to the neighbour's garden.

No.69 is located to the north of the application site, separated by the driveways and positioned further forwards in its plot with a very large dormer to the south side. The proposed hip to gable extension would bring the roof closer to this dormer however the windows to this dormer that are aligned with the roof extension, serve non-habitable rooms and would not suffer loss of light or outlook. Other than a roof light to the north side of the front gable serving a study, there are no new openings to the side and there would be no overlooking or loss of privacy to the neighbours. The front gable and rear dormer would not appear overbearing or oppressive to the neighbours and there would be no significant overlooking from the rear dormer to the neighbours garden.

The properties to the rear are over 30m from the proposed dormer and 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 tiles

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? N

Case Officer: Amanda Haslett Date: 03/10/23

Authorised by: Jo Morin Date: 03.10.2023