Expiry Date - 08/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0051/24 Recommendation – APPROVE

Site: 26 Third Avenue Worthing West Sussex BN14 9NZ

Proposal: Double hip to gable roof extension, rear dormer and front rooflights

Date of site visit: 27/02/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the east of Third Avenue and is a large detached property within a large plot. The character of Third Avenue is consistent with large properties situated within large plots, there is no set design or style of properties along the road. The character of Third Avenue is consistent with large properties situated within large plots, there is no set design or style of properties along the road. Materials within the locality vary with a wide number of materials used and each of the properties having their own style.

There are properties which have converted their roof space with dormers of different shapes and styles with some visible from within the street, there are also roof lights visible from the street scene. The local area has no three storey dwellings. There is also a mix between gable ends and hipped properties.

The frontage of the proposed site is hardstanding and provides off road parking. There is further parking available through the on street parking available.

Proposal

The amended application relates to the conversion of the roof space. In order to facilitate this the application seeks to introduce a rear dormer and front roof lights. Due to the scale of the proposed dormer it is proposed that the current hips of the property will be reduce to a barn style hipped roof.

Relevant Planning History

AWDM/0941/19 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original house, maximum height 2.9m and height of eaves of the extension 2.9m. Prior approval not required 09/07/2019.

10/0611/FULL - Two storey side extension (north elevation). Application refused 10/09/2010.

07/0328/FULL - Erection of a single storey, pitched roof rear extension. Application Permitted 09/05/2007.

Consultations
None

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
Principle
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
A hip to gable roof extension can often be completed under permitted development rights. However the property due to its size and the double hipped to gable conversion would exceed that available under permitted development. The application originally sought to have a double hipped to gable extension, it was considered that this would result in a dwelling that would dominate the street scene and be visually obtrusive.

As such the amended scheme incorporates a softer barn style hip to the roof. This allows the property to have less of a physically dominant impact on the street scene. The other works within the application are considered to be subservient forms of development. Roof lights to the front of properties have become an increasingly common feature.

The hip to gable extension and the rear dormer can usually be completed under permitted development rights. The attached property to the south has carried out a similar development, as have others in the street, and there is no objection to these aspects.

The rear aspects will not be visible from within the street scene as such it is considered to be acceptable in terms of visual amenity.

Residential amenity

The main concern within this application is the relationship with the neighbouring properties. The main impact will come from the hip to gable on both sides and the rear dormer this is the due to the scale and location. A level of rear dormer and gable extension could be completed under the permitted development rights of the property. As such there is a fall-back position for some form of development within the roof space which would have a similar impact on the neighbouring properties. Other properties within the street have undergone alterations including that of the property to the north (no.28).

With the amended proposal there is a reduced impact on the neighbouring properties. This is due to the stepping of the proposed gable ends to a hipped barn style, with this amendment there is a reduced overshadowing, overbearing and oppressive nature of the site.

The roof lights will not result in any overlooking due to their location to the front of the property facing the street. The views that will be available would already be available from within the public realm.

The views available from the rear dormer will provide the possibility for overlooking of the neighbours residential amenity space. Due to the fall back space there is not considered to be an increased by the larger dormer. There are no windows in the north of south elevation, this ensures there is not any direct interlooking or overlooking achieved from the proposal.

Due to that which can be achieved under permitted development and alterations approved within the locality it is not considered that the alterations proposed would materially impact the neighbouring properties to an extent that would be detrimental to the proposed development. As such it is considered that the application is compliant with the relevant policies of the Worthing Local Plan.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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

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.

Case Officer:	Finlay Gardner	Date: 26/03/2024
Authorised by:	Gary Peck	Date: 26 March 2024