Development Control – Delegated Officer Report

Application Number: AWDM/1372/24 Recommendation: Refuse

Site: 23 Third Avenue, Worthing

Proposal: **Removal of existing conservatory and erection of a single storey rear extension; removal of existing main roof and construction of new roof with raised ridge and front, side and rear dormer windows.**

Date of site visit: 03.12.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site relates to a detached two storey dwelling located on the west side of Third Avenue. The dwelling has a generally square form with a hipped roof and section of flat roof to its crown. There is a garage/utility extension attached the north side, sited closely to the northern boundary, and the dwelling has also been extended to the rear with a conservatory. There is a front garden area with hardstanding providing parking for approximately 3 vehicles. To the rear of the site is a recreation ground that the rear garden backs directly onto. This is predominantly residential area comprising mainly of substantial detached two storey dwellings and bungalows with some variety in their individual design and form. There are generous setbacks with front garden areas contributing to the spacious character of the street. Ground levels slope up towards the north. No. 25 to the north is a matching two storey dwelling positioned at a higher ground level. To the south side, No.21 is a wide chalet bungalow/2 storey dwelling positioned at a lower ground level and set forward of No.23.

Proposal

Permission is sought for the construction of a single storey rear extension following removal of the existing conservatory and roof alterations an extensions.

The single storey rear extension would extend across the width of the existing dwelling and include a roof canopy continuing across the rear of the garage and would measure approximately 3.4 metres in depth from the main rear wall (3.74m from the rear wall of the side extension). It would have a shallow pitched GRP roof up to 3.2 metres in height. Walls would be finished in painted render.

The roof alterations and extensions would include removal of the chimneys and a new roof to increase the pitch and raise the ridge height by approximately 0.5 metres. The proposals would include a pitched roof dormer extension to the front elevation, a dormer extension to the north elevation with false pitch wrapping round its edges to

align with the new ridge level, and a second floor extension to the rear (west) roof slope spanning across much of the width of the new roof. Plain clay tiles and GRP roof are proposed and with horizontal weatherboard cladding to the walls of the roof extensions.

Relevant Planning History:
07/0414/FULL - Removal of existing detached garage and the erection of attached garage with utility room to the north elevation.
STATUS: CCN 7th June 2007.

Consultations:
None

Representations:
None received

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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

Chapter 12 of the NPPF sets out the policies to achieve well-designed places. In paragraph 131, it advises that: The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The NPPF emphasises securing high quality design that (amongst other things): is visually attractive as a result of good architecture, layout and appropriate and effective landscaping; is sympathetic to local character and history; maintains a strong sense of place using the arrangement of streets, building types and materials to create attractive, welcoming and distinctive places to live; and, with a high standard of amenity for existing and future users (paragraph 135), and that permission should be refused for development that is not well designed, especially where it fails to reflect local design policies or government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes (paragraph 139).

Policy DM5 of the Worthing Local Plan requires that:

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, tree canopy, 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;
iv) respect, preserve and where appropriate enhance, heritage assets and settings;
v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;
vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);
vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;
viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);
ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;
x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

The Councils SPG Extending or Altering Your Home states that the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature. It advises that the design should be consistent with the existing property's style and shape and where visible from the street it is important to ensure that the roof form is similar to that of the existing house. It states that where possible, false pitch roofs should be avoided. It goes on to advise that 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.

Although there is some variety in the type and design of dwellings in the vicinity of the application site, generally dwellings appear as two storey or single storey detached dwellings. In the immediate vicinity of the site, roof heights vary slightly and along with the stepping up of ground levels there is no strict uniformity in this respect. Some dormer windows can be seen at first floor level, however roof extensions at second floor level are not a particular feature in this locality. No.25 to the north is a matching dwelling set at a higher level but this dwelling appears to have already raised the roof height and with a steeper slope and extended flat roof element visible at ridge level, but no planning history is apparent for this. Nevertheless, in this context the increase in height proposed of approximately 0.5m would not itself appear out of character and its set back from the neighbouring dwelling to the south, which has a lower roof level, would ensure that it would not appear overly dominant. The section of flat roof to the crown would be increased, but it is acknowledged that this is already a feature of the building and it could be concealed with the use of a matching ridge tile. However, the addition of roof accommodation at this level particularly with the size and extent of dormer extensions up to ridge height at second floor level would appear excessive and would not be in keeping with the recipient building or the character of the area. There are no other similar examples of roof additions forming a third storey in this locality. In this instance the proposed extensions are poorly designed to the extent that they would dominate the form of the roof and result in incongruous additions. At the front, whilst this does follow the width of the projecting feature below, the ridge height and extent of glazing would make this appear particularly prominent. The design and form of the extension to the north roof slope would be particularly poor, resulting in a bulky and unsympathetic addition extending wide with a horizontal emphasis, and up to ridge height with a dummy pitch, giving a top-heavy appearance to the building. At the rear, the scale and form of the roof extension would appear excessive and lack cohesion with the design and proportions of the existing dwelling and wider views of this would be possible from the recreation ground. The scale, form, proportions and design of the proposals would relate poorly to the existing building, adding excessive bulk to the roof form and appearing as dominant and unsympathetic additions to the design of the existing building. Furthermore, the extensive use of horizontal weatherboard cladding for the roof extensions would not be in keeping with the recipient building.

Turning to the proposed single storey extension, its scale and design would not appear unreasonable at the rear where it would not be readily visible in the streetscene or appear particularly dominant. The use of painted render, although not matching the existing dwelling, would not be readily visible here or cause any significant ham to visual amenity. The roof design of the extension would result in a fairly bulky section to each end and it is not clear from the drawings how this would connect to the existing garage roof at the corner of the roof canopy, or whether it would be visible at the frontage, as there are discrepancies in the drawings. Further drawings to clarify this could be sought if the application was to be approved. Subject to clarification of a satisfactory roof detail, overall the proposed single storey extension would not cause any significant harm to visual amenity.

Residential Amenity

The main impact arising from the development would be to the occupiers of No.25 to the north and No.21 to the south. Dwellings on the opposite side of the street to the east would be sufficiently remote from the proposed extensions to avoid any significant impact.

On the north side, No. 25 is sited relatively closely to the application site, with a separation distance of less than 1 metre between the two buildings. However, the proposed alterations and extensions to the roof would be to the main roof slope where a reasonable separation exists to avoid any significant impact arising from the bulk. There is one side window to the south elevation of No.25 but this appears to be secondary with main outlook from windows in the east and west elevations. There is a conservatory at the rear of No.25 extending beyond the rear of No.23 and contains side windows but main outlook is to the rear. The application would introduce an element of overlooking where it would introduce new windows at second floor level. At the rear, although a considerable amount of glazing is proposed that could cause the perception of overlooking, these would be directed towards the rear garden and would not cause any significant loss of privacy in the context of other first floor windows that have a similar relationship. At the north side the window proposed would be directed towards this neighbouring dwelling but would serve a bathroom where, if approved, a condition could require obscure glazing in the interests of protecting privacy.

The proposed single storey extension would be sited away from No 25 but with the roof canopy extending to align with the existing north side wall of the garage/utility addition. This would have an open side and would not be as deep as the neighbours own conservatory extension. Having regard to the relationship with No.25 there would be no significant impact to residential amenity.

To the south side, No.21 is sited forward of the application dwelling and has a side gable close to the application with no side windows to habitable rooms on the north elevation. There is a glazed door serving the garage on this side. Its rear windows are set forward of the rear of No.23 to its north elevation but the closest window appears to serve the utility room. At first floor level there is a dormer window set over this element which appears to be a bedroom window. Although the proposed roof extensions would add bulk from the altered pitch and additional height to the ridge as well as the continuation of the ridge westwards to form the rear dormer extension, having regard to the relationship with No.21 and site orientation there would be no significant loss of light or outlook as a result of the roof extensions and alterations. Given the size and positioning of the proposed single storey extension and this would replace the existing conservatory, it is considered that it would not cause any significant harm to residential amenity. If approved, a condition could be imposed to ensure no side windows are installed in the interests of protecting privacy.

Recommendation

REFUSE for the reason:-

Having regard to the roof form, design and composition of the existing building, the proposed alterations and roof extensions would, by reason of their excessive size,

bulk, positioning and design, constitute a visually discordant and dominant form of development, detrimental to the character of the recipient building and harmful to the visual amenities of the surrounding area. As such the proposed development would be contrary to policy DM5 of the Worthing Local Plan, the Councils' SPG 'Extending or Altering Your Home', and the relevant paragraphs 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(s) 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 provides a pre-application advice service in respect of any future application for a revised development.

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

Case Officer: Rebekah Hincke Date: 23.12.2024

Authorised by: Louise Prew Date: 23/12/2024