Expiry Date - 08/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0616/24 **Recommendation – APPROVE**

Site: **21 Foxley Lane Worthing West Sussex BN13 3AB**

Proposal: **Proposed First Floor Rear Extension over Existing Ground Floor Extension, Dormer Window to East Side Elevation and Roof Lights to East and West Side Elevations**

Date of site visit: 13/06/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Foxley Lane within a residential area in High Salvington. The property comprises of a detached chalet bungalow with rendered elevations, mock Tudor detail and a tiled barn hip roof. Land slopes from road level down to the south and the property is set back from the road behind a garden and driveway leading to a garage at the rear. The property has previously been extended with a single storey rear extension. There is a large mature garden to the rear which slopes down from the house.

The property is not within a conservation area and is not a listed building. There are two protected trees within the rear garden.

Proposal

Planning permission is sought for a first floor extension above the existing ground floor extension, a dormer to the east side and rooflights to the east and west sides.

The proposed first floor extension to the rear would measure approximately 3.7m deep x 7.3m wide with pitched roof and barn hip to the rear to form a master bedroom within the roof. The extension would be approximately 0.8m lower than the existing roof at eaves and ridge level and would have steps down inside to access the room. The extension would be finished in tiles to match the main roof with tile hanging to the gable and a Juliet balcony.

A pitched roof dormer is proposed to the east side of the roof set back towards the rear of the building. The dormer would measure approximately 2m wide x 2m deep x 2.6m high with a pitched roof and finished in tiles to match the existing roof. The dormer would enlarge the bathroom within the first floor loft space.

Two rooflights are proposed, one to the east side serving the stairs, and one to the west side serving bedroom 4 to serve as a means of escape.

The application has been amended to change the form of the dormer from a flat to a pitched roof.

Relevant Planning History:

Various tree works applications.

Consultations:

None required

Representations:

None received

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 street scene has a semi-rural character with trees and hedges forming the predominant boundary treatment to the frontage. There is an eclectic mix of property style and form in the street scene and varying plot width. Materials are generally traditional consisting of brick, render and tiles. Properties to the north side are elevated above road level and properties to the south are on lower ground.

The proposed first floor extension is to the rear of the property and therefore less visible from the road however this would still be seen through the gaps between houses. The roof form would be lower at ridge and eaves height than the main roof of the property and would extend to the same depth as the existing rear extension. The proposal would be subsidiary in form and scale to the main building and would be finished in materials to match.

The proposed dormer to the side has been amended from a flat roof to a pitched roof design to better assimilate with the character of the property. The dormer is set back towards the rear of the roof and although visible would not dominate

the roofscape or appear intrusive within the street scene. The dormer would be finished in tiles to match the main roof helping to integrate with the existing building.

The proposed rooflights are not excessive in scale or number and would not harm the character of the property.

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

Residential Amenity

The most affected properties are those to the sides at No.19 and 23.

No.19 is located to the east side and consists of a two storey house that extends slightly further to the rear. There is a conservatory to the rear and the properties are separated by a fence and a gap of about 3.25m between buildings. The proposed first floor rear extension would not extend beyond a 45 degree angle projected from the midpoint of the neighbours nearest rear first floor windows and would not result in overshadowing or loss of light. The roof form is fully pitched and would not appear overbearing or oppressive. The proposed dormer would be positioned mainly opposite a blank wall but would partially extend opposite the first floor secondary windows to the side of No.19. The dormer window would serve a bathroom and would be obscure glazed with a top opening fanlight and would therefore not result in any direct overlooking or loss of privacy. The roof light to this side would serve a staircase/landing, a non-habitable room and would not cause any privacy issues.

No.23 is located to the west side and extends much further back to the rear with a single storey extension. The properties are separated by a fence and a gap of about 3m. There are no rear facing openings that would be affected by this extension which would be set back behind the rear elevation of No.23. There is an east facing window to the neighbour's property however this is over 8m from the proposed extension which has no openings to the side and no overlooking or loss of privacy would occur. There are no openings opposite the proposed roof light that would be affected by this proposal.

The property to the rear at No.3 Roundwood is over 45m from the rear elevation of the application property and at this distance would not suffer any overlooking or loss of privacy as a result of the Juliet balcony to the rear.

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 materials
4. No additional openings to side elevations of extension
5. Obscure glazing to bathroom window

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: 08/07/24

Authorised by: Jo Morin Date: 08.07.2024