Expiry Date - 08/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0106/25 **Recommendation – APPROVE**

Site: **47 Aldsworth Avenue, Worthing BN12 4XG**

Proposal: **Rooflight in side facing elevation (south)**

Date of site visit: Assessment has been assisted using the Applicants plans; Photographs; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications. **N**

Site and Surroundings

The site is located to the west side of Aldsworth Avenue, Goring-by-Sea, and is a two storey detached dwelling with a driveway and parking for several cars. The rear garden backs onto a tree corridor and then onto fields.

The property has a gabled front with a steep roof, and front to back ridge. On the south elevation is an outrigger section with similar design characteristics of a steep roof, which has had flat roof dormers applied to each side of the roof, facing front (east) and back (west). The front, pitched roof attached garage also has similar design characteristics of a steep pitched roof. The dwelling has whitewashed, rendered elevations.

The avenue is characterised by large, detached houses of differing designs. Many of which have been extended. There are grass verges next to the road and trees have been planted within the verges.

Proposal

- Install a rooflight within the south facing roofslope of the main house;
- The rooflight will be over an existing 1st floor landing space.

Relevant Planning History:

AWDM/1526/24 Application for a Lawful Development Certificate for a proposed rear single storey extension, 1no. rooflight to existing south facing roof slope, remove and replace existing chimney. Certificate Issued 14.01.2025

Consultations: None required

Representations: None received

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM6
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

The principle of development can be supported as it upgrades an existing residential property. The matters for consideration are the visual impact of the new rooflight and the residential amenities of neighbours.

Visual & Residential Amenity

An earlier application for a Certificate of Lawfulness (LDC) which was issue in January this year, included a rooflight within the same position as this application for planning permission. The main difference between the two applications is that in accordance with the LDC criteria, the rooflight had obscure glass and was fixed non opening. The rooflight applied for in this new application is proposed be opening and clear glazed.

The rooflight is positioned not as high as the flat roof of the dormer on the roofslope next to it and is approx. level with the bottom of the dormer and will be facing towards the neighbouring property no. 45 Aldsworth Avenue.

No. 45 sits further forward and closer to the road than the application site. The proposed rooflight face toward the front half of the north side elevation where there are 2no first-floor windows and a ground-floor window and door. Planning records for the property indicate these all serve non-habitable rooms (a bathroom/WC and utility room respectively). Taking into consideration the location of the proposed roof light serving a landing area, and the separation distance between the windows in the respective properties, it is considered the impact in terms of overlooking would not be so serious as to warrant refusal.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 08.04.2025

Authorised by: Jo Morin Date: 08.04.2025