Expiry Date - 29/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0380/24 Recommendation – APPROVE

Site: 38 Brooklyn Avenue Worthing West Sussex BN11 5QJ

Proposal: Two-storey side and rear extensions (replacing existing attached garage to South side), plus single-storey extension to North side (Amended Description).

Date of site visit: 20.05.2024

Neighbours checked: Y

Additional neighbour notifications: Y – No.36 notified of amended proposals

Site and Surroundings

The application relates to a detached house with a distinctive mansard-type roof occupying a good sized plot on the east side of Brooklyn Avenue, within a residential suburb of West Worthing. The dwelling consists of pebbledash elevations above a brick plinth, with a plain clay-tiled roof with bonnet hips. Design details include front bay windows at ground-floor and tile crease edging at the eaves. There is a garage attached to the south side with a flat roof that sits just below the eaves of the main dwelling.

Brooklyn Avenue is made up of a mix of mainly detached dwellings of differing styles and type, including houses, chalet houses and bungalows as well as some low rise flat blocks. There is no clear sense of uniformity other than that the range of architectural styles are representative of the early/mid C20 and materials are typically traditional including brick, render and pebbledash, often with feature gables and bays, with plain clay or concrete tiled roofs. The typically good-sized plots and detached built form results in a sense of spaciousness. Frontages are typically soft-planted and enclosed by low walls and hedging. Street trees add to the pleasant suburban character of the road.

The property is not listed or locally listed or within a conservation area. There are no TPO trees on the site.

Proposal

Following discussions the application has been amended and permission is sought for 2-storey side (South) and rear (East) extensions replacing the existing attached garage and wrapping around the southeast corner of the dwelling.

The depth of proposed rear extension is stepped (as is the existing rear elevation) varying in depth between 4.7m to the north of the rear elevation,

and 4.85m to south part of the rear elevation. The proposed side component would be 2.65m wide, aligning with the front elevation and extending 10.8m rearwards. A gap of 1m would be retained between the flank wall of the side extension and the common boundary with No.36 to the south side. The roof of the proposed extensions would reflect the distinctive mansard-style form of the existing roof with lowered eaves at the front and side, but with a very shallow-pitched central 'crown' (5.8m wide by 5.2m deep) and full 2-storey eaves height at the rear. The proposed side element includes a front dormer window matching the size, proportions and detailing of the existing adjacent front dormer. The south part of the first-floor rear component includes 2no 'hanging' or cantilevered dormer features projecting 0.5m beyond the ground floor rear elevation.

A porch addition is proposed to the existing main entrance on the north side (1.9m wide by 3.3m deep with a shallow lean-to roof 3m high).

Relevant Planning History: None

Consultations: None

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 existing dwelling is well-proportioned and sits relatively unobtrusively within the street scene. Its unusual roof form, of which there are relatively few examples locally, adds interest. The dwelling is currently vacant and is rather 'tired' in appearance, in need of refurbishment.

The proposed extensions are relatively large, substantially adding to the 'bulk' of the dwelling, but have been designed to closely harmonise with the existing distinctive roof form. The above-mentioned SPG typically requires that extensions should be subordinate in scale to avoid dominating the appearance of the host dwelling, or detracting from local patterns of development. However, the complex form of the existing roof, and absence of uniformity of built form within the wider street scene, allows for a different approach here, where the resulting composition would have an overall

integrity of design that would appear seamless with the existing host dwelling. Although the additional 'bulk' at first-floor, including the form of the distinctive kick-out/overhanging eaves detail, would enclose the existing space between the host dwelling and No.36 to the south, a sufficient gap would be retained to avoid an overly built-up or cramped appearance.

The proposed porch would be a relatively modest feature, set back 3.4m from the front of the dwelling with its shallow lean-to roof tucked just below the 'kick-out' eaves on the North side elevation. Although visible from the street, it would not dominate the appearance of the enlarged dwelling or appear obtrusive in the street scene.

Residential Amenity

The most affected properties are those on either side to the north and south.

36 Brooklyn Avenue
No.36 comprises a detached house occupying a wider than average plot. The main dwelling sits to the North side of the plot and has been enlarged by a double garage with a hipped and pitched roof to the south side and a conservatory approximately 3m deep to the rear.

The north side elevation of No.36 is stepped, at its closest sited approximately 1m from the common boundary with the application site. There are a number of ground-floor windows in this elevation. Those towards the front of the dwelling appear to serve a hallway, landing (obscured and coloured glass) and WC (obscured). Historic planning records indicate the 2 clear-glazed windows towards the rear, closest to the site boundary, serve a kitchen and utility room, beyond which is the conservatory. The north elevation of the latter is glazed above a plinth wall. There are no first-floor windows in the side elevation. The nearest window in the first-floor rear (East) elevation of No.36 appears to serve a bathroom.

The proposed side/rear extension would extend approximately 3.5m beyond the main 2-storey rear elevation of No.36, but not beyond the rear of the conservatory.

The scale, height and depth of the proposed extensions in proximity to the boundary would have some effect on the receipt of daylight to the ground-floor windows in the side of No.36 but as these do not serve habitable rooms the effect would not be unacceptable. There would also be some enclosing effect on the outlook from the kitchen/utility room windows and the rear conservatory although this has been satisfactorily relieved by the amendment to the depth of the extension closest to the boundary. Although the occupiers of No.36 will certainly be aware of its presence, it is considered the impact of the proposed extension would not be seriously harmful. The proposed internal layout avoids the introduction of windows in the South side elevation other than a rooflight window positioned on the upper roof slope (i.e. above eaves height) serving an office/study at first-floor. The insertion of additional windows in this elevation can be controlled by condition.

40 Brooklyn Avenue
No.40 consists of a detached house occupying a good-sized plot. There is a single-storey attached garage to the South side and a detached double garage building to the rear set back into the garden on the North side. The dwelling appears to have been recently enlarged by a 2-storey rear extension on the South half of the rear elevation although there are no planning records relating to it. The flank wall of the main house (and the recent extension) is set off the common boundary by about 3 metres. There are 2 first-floor windows in this elevation; one towards the front serves a bedroom and the other in the centre of the elevations serves a bathroom and is obscure-glazed. The proposed rear extension would extend approximately 2.5m beyond the rear of the newly added rear extension to No.40. However, given the separation distance between the North side of the 2-storey rear extension and the rear of No.40 (approximately 5.6 metres), the effect would not be unduly overbearing or result in an unacceptable loss of daylight/sunlight. No windows are proposed in the North side of the rear extension, and this can be secured as a condition of planning permission.

The proposed porch would sit alongside the flank of the attached garage at No.40 and would have no adverse impact.

A separation distance of some 17m would be retained between the rear elevation of the proposed 2-storey extensions and the rear site boundary with Wallace Court to the East, and an overall separation distance of over 30m to the rear of the 3-storey flat building.

CIL

The additional GIA exceeds 100sqm and is eligible for CIL.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Time Limit
3. Matching Materials
4. Design details of front dormer window to match existing
5. No additional windows to side elevations

Informatives
Pro-active Amendment
CIL
Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 06.06.2024

Authorised by: Gary Peck Date: 6 June 2024