

Development Management – Delegated Officer Report

Application Number: AWDM/0254/26

Recommendation – APPROVE

Site: 41 Rogate Road Worthing West Sussex BN13 2DY

Proposal: Roof enlargement involving raised roof ridge with dormers to North and South and first-floor window to West side gable

Date of site visit: 19.11.2025 (as for AWDM/1176/25)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached, 1960s-style, brick-built, pitched-roof bungalow occupying a corner plot on the east side of the junction of Rogate Road with Cuckfield Crescent.

The main gabled, dual-pitch roof runs east-west with a lower front-projecting gabled component on the north elevation fronting Rogate Road. The bungalow has been extended at the rear (south) elevation by a flat-roofed extension. A detached flat-roofed garage building adjoins the east side boundary with a driveway and dropped kerb onto Rogate Road. The front of the garage sits further forward (north) of the above-mentioned front projection of the bungalow. A garden wraps around the north and west roadside elevations of the bungalow enclosed by a low brick wall. Shrubs interspersed around the perimeter provide some screening to the garden, but the corner is predominantly 'open' in character accentuated by the adjoining wide grassed margin adjoining the sweeping entrance into Cuckfield Crescent.

The application property is adjoined on the east by a semi-detached pair of gable-ended bungalows (Nos 37-39) fronting Rogate Road. This pair are sited slightly forward (north) of the garage building at No.41. To the south the site is adjoined by a detached, gabled-fronted bungalow, 1 Cuckfield Crescent. The front of this bungalow is stepped behind (east) of the main gabled roof of No.41. The stepped building line on this side of the entrance to Cuckfield Crescent reflects the alignment of the road.

The ridge heights of the adjoining bungalows at Nos 37-39 and 1 Cuckfield Crescent are taller than that of the application property, which is more diminutive in scale.

The surrounding context comprising Rogate Road, Cuckfield Crescent and Lingfield Close to the north, is characterised by similar styles of detached and semi-detached bungalow, with built forms and layouts often repeated throughout this area.

Proposal

The current application is a revised proposal following the refusal of AWDM/1176/25 (for the addition of a first-floor to form a 2-storey dwelling).

This latest application seeks permission to raise the ridge of the main east-west roof component from 4.5m to 5.25m (i.e. by 0.75m) increasing the existing angle of roof pitch from approximately 35° to 45°, retaining the existing gabled form. In addition it is proposed to add box dormers to the front (north) and rear (south) roof slopes of this enlarged component. Following amendment of the current application, the front dormer would be 1.7m high x 1.8m deep x 2.3m wide. The rear dormer would be 2.1m high x 2m deep x 4.4m wide. The dormers would be finished in tile-hanging. A first-floor window is proposed in the west side gable.

The proposal would provide a first-floor bedroom and bathroom.

The existing flat-roof rear extension would be retained.

Relevant Planning History:

AWDM/1176/25 Proposed First Floor Extension to create a two storey dwelling house. Refused 08.12.2025 for the reason:

- 1. By reason of its height, scale and massing the proposed first-floor extension would constitute an unduly assertive and visually discordant form of development that would be out of keeping within the street scene and harmfully detrimental to the distinctive, cohesive character of existing surrounding development. The development is therefore contrary to policy DM5 of the Worthing Local Plan and the relevant policies of the NPPF.*

Consultations: None undertaken.

Representations: A representation has been received from the occupier of 1 Cuckfield Crescent expressing strong concern about the harm that would result from sustained construction noise and disruption close to the boundary on the residential amenities of disabled resident at the property with extreme sensory sensitivity to noise, vibration and unexpected activity causing harm to their wellbeing, safety and ability to remain regulated within their home. The impact would also extend to wider family members. In addition, objection is made to the proposed east-facing first-floor window on grounds of loss of privacy and overlooking. The proposed east-facing first-floor window would introduce direct overlooking into the private garden space which provides a safe and therapeutic space for the disabled resident and have a disproportionate impact on their dignity, privacy and safeguarding. It is pointed out that the Local Planning Authority should give substantial weight under the Equality Act 2010 to the need to avoid discrimination and protect the wellbeing of disabled residents when exercising its public functions. Supporting evidence can be provided from healthcare and educational

professionals and other agencies involved in the care of the disabled resident. It is requested that permission is refused.

Officer Comment: *The proposed first-floor window is in the West (not East side gable) – the relates to an error in the initial description of works.*

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

In refusing the earlier development proposal (AWDM/1176/25), the key concern related to the height, scale and massing of the resulting 2-storey dwelling, which would have been notably larger and taller than surrounding properties, appearing unduly assertive in the street scene and out of keeping with the prevailing character of existing single-storey development.

The current application is for a less ambitious development proposal that maintains the existing single-storey eaves height and roof form of the bungalow, whilst raising the height of the main ridge to achieve the necessary head room to create rooms in the roof, together with the addition of front and rear dormers.

Although uniformly of bungalows, the surrounding context is formed of different types and style with some having taller ridges than currently existing at No.41. Consequently, it is considered the principle of increasing the ridge height by altering the angle of the pitched roof would not appear out of keeping in this environment. The proposed 45° angle of pitch would be within the normal of range of a traditional pitched roof forms without appearing uncharacteristically steep.

The proposed front and rear dormers would sit below the new main ridge. The size of the proposed front dormer has been amended to sit more comfortably on the front slope without appearing ungainly. Although larger and hence 'bulkier' in appearance, the proposed rear dormer is not overwide, with good-sized gaps retained on either side of it. Consequently, it would not dominate the rear roof slope as viewed from Rogate Road or Cuckfield Crescent.

Several bungalows in this and surrounding roads have been enlarged by rear dormers, but there are very few examples of front dormers. The proposed

front dormer would establish something of a precedent in this respect, but it is considered it would be difficult to resist given its context in this part of Rogate Road, which lacks the overall uniformity of roof height, shape and configuration that is characterised by development in nearby Lingfield Close and Cuckfield Crescent.

Residential Amenity

The most affected properties are those adjoining to the south and east.

To the south, No.1 has been enlarged at the rear by a substantial single-storey rear extension (approximately 6m deep) with a crown roof. The main bungalow and rear extension sit approximately 1 metre off the common boundary with No.41.

The roof of main part of the bungalow at No.41 to be enlarged is set off (north of) the common boundary by approximately 3 metres. Having regard to its orientation to the north of No.1, the proposed increase height of the roof and 'bulk' of the rear dormer would have only a limited impact on the receipt of daylight to windows in the north side of No.1. Planning records show that these serve a bedroom, en-suite shower room and utility room. The receipt of light to and outlook from the bedroom window is already affected by its close proximity to and position opposite the rear wall of the single-storey extension at No.41. The proposed development would not significantly worsen this impact.

The floor plans show the 2 windows in the rear dormer as serving a landing and bathroom. Both could reasonably be required to be obscure-glazed and fixed shut with only fanlight opening (above 1.7m from the floor of the room) to safeguard against overlooking.

Strong concerns have been raised by the occupier of No.1 concerning the potentially serious harmful impacts of noise, vibration and activity associated with construction works on the amenity, health and wellbeing of the disabled resident(s) of the property.

In addition to the normal considerations of amenity set out in LP policy DM5, S149 of the Equality Act places a duty on public authorities in carrying out their functions to (amongst other things) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not. Disability is a relevant protected characteristic. The public sector equality duty (PSED) involves having due regard to the need to take steps minimise disadvantages suffered by persons who share a relevant protected characteristic, or to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it. Compliance may involve treating some persons more favourably than others

In these circumstances it would be reasonable and appropriate to impose restrictions on hours of construction work, and to require the submission and approval of a Construction Management Plan aimed at minimising the harmful

effects of noise, vibration and activity associated with construction work on the amenities of person(s) with a protected characteristic.

No.39 lies to the north and east of No.41 having its main outlook is to the front (north) and rear (south) elevations. The main building component of No.41 sits adjacent to the rear garden at a separation distance of some 4.7m from the common boundary. The taller ridge height of the enlarged roof would be apparent from the rear windows and garden of No.39 but would not be overbearing. The rear dormer would be less visible from this direction owing to its position on the south-facing rear slope, set in some 3.7m from the eastern gable. Any additional impact on the receipt of daylight or sunlight to the rear windows and garden of No.39 would be limited and would not be so harmful to warrant refusal on this ground.

No new east-facing windows are proposed.

Recommendation

APPROVE Subject to conditions: -

1. Approved Plans
2. 3-year Time Limit
3. Matching Materials
4. No additional windows/opening to south roof slope, or to east side gable wall
5. South-facing windows in rear dormer to be obscure-glazed and fixed shut below 1.7m
6. Hours of construction works limited to between 08.00 and 18.00hrs on Monday to Friday and between 09.00 and 13.00hrs on Saturdays.
7. Pre-commencement - Agree and Implement a CMP to include:
 - All deliveries to be made from Rogate Road;
 - Storage of all materials, machinery, plant, contractor's facilities to be sited on the site frontage (onto Rogate Road);
 - Contractors to park vehicles legally, without causing obstruction and no parking on grass verges;
 - Sign up to a Contractor's Code of Conduct not to shout, use bad or offensive language, not play music etc. when working in proximity to 1 Cuckfield Crescent;
 - Commitment to give written notice to 1 Cuckfield Crescent of commencement of development works at least 1 month in advance and thereafter to give advance notice of at least 1 day of particularly noisy works or work likely to cause significant vibration, for the duration of the works.
 - Contact details of the construction site manager/supervisor or the developer to be made available to 1 Cuckfield Crescent.

Informative

Pro-active – Amendment.

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

Case Officer: Jo Morin Date: 18.06.2026

Authorised by: Louise Prew Date: 18/06/2026