Expiry Date - 06/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1437/24 **Recommendation – APPROVE**

Site: **64 Ivydore Avenue Worthing West Sussex BN13 3JD**

Proposal: **Dormer to front and rear roofslopes**

Date of site visit: 16/12/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Ivydore Avenue within a residential area of Worthing. The property comprises a semi-detached bungalow with rendered elevations and a pitched roof with gable to the side. The adjoining property has a gable to the front and rear and a large dormer to the side. The property is set back from the road behind a hedge, front garden and driveway to the side leading to a garage at the rear of the site. There is a small extension to the rear and a good size garden.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for front and rear dormers.

The front dormer would measure approximately 6.4m wide x 1.85m high x 2.25m deep and would accommodate two bedrooms with windows to the front.

The rear dormer would measure approximately 7.5m wide x 2.35m high x 2.8m deep and would accommodate a bedroom and a bathroom with windows to the rear.

The dormers would be finished in materials to match the existing building.

The application has been amended to reduce the height and depth of the front dormer. The rear dormer has been amended to omit the Juliet balcony and doors to the rear and replace these with a window and to align the top of the dormer with the front dormer. The rear dormer could be constructed under permitted development however it has been included in this application for consideration so that the works can be carried out at the same time.

Relevant Planning History:

10/0368/FULL - Installation of access ramp and associated external works - Approved

Consultations:

None required

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

Ivydore Avenue is characterised by semi-detached bungalows (from the application site heading uphill to the north) on the east side of the road and two storey houses to the west side. Various roof extensions have been added in the area including a large side dormer to the adjoining bungalow (No.66) and front dormers at No.76, 78 and 80. Opposite the site at No.11, two large dormers have been added to the sides.

The front dormer is well proportioned and set in from the sides, down from the ridge and up from eaves level. Due to its position on the roof slope the front dormer retains more of the pitched roof surround than the front dormers further north of the site. The resulting dormer is less dominant than others in the area and would not appear intrusive in the street scene. The dormer would be finished in tiles to match the existing roof reflecting the character of the existing building and the more traditional materials of the area. Although front dormers are not usually supported, in this case the dormer is of a scale, design and form that does not detract from the character of the street scene or dominate the roofscape of the property and is viewed in context with other similar front and side additions (many of which are much larger) and is therefore considered acceptable.

Views of the rear dormer would be possible from the road however these views are limited. The rear dormer would be set in from the side and match the position on the roof with the front dormer to provide a balanced appearance.

The rear dormer could be constructed under permitted development and is acceptable.

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

Residential Amenity

The most affected neighbours are those to the sides at No.66 and No.62 and opposite the site at No.11 and 17.

No.66 is the adjoining bungalow with gables to the front and rear. The proposed dormers would not project beyond the gables of the adjoining building and would not have any adverse impact on this property.

No.62 is a two storey house located approximately 7.5m to the south of the application site. There is a window to the side of this property serving the stairs. The proposed dormers are to the north of this neighbour and at this distance would not appear overbearing or oppressive or diminish light to their property. There are no new openings proposed to the south of the application property and no overlooking or loss of privacy would occur.

No.11 and 17 are located to the west of the site on the opposite side of the road. There is a distance of approximately 28m between the front elevations of these properties which are separated by the road and there would be no loss of privacy for these occupiers.

The properties to the rear at Whylands Close and Bramble Crescent are over 20m from the proposed rear dormer and at an oblique angle (Bramble Crescent) or over 38m away (Whylands Close). There would be no adverse impact on these properties.

There would be no 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

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:	30/01/25
Authorised by:	Louise Prew	Date:	30/01/2025