Expiry Date - 17/12/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1278/24 **Recommendation – APPROVE**

Site: **4 Bodiam Avenue Worthing West Sussex BN12 5AP**

Proposal: **Remodelling and enlargement of existing dwelling including single storey and two storey extensions, new roof with raised ridge and enlarged first floor, solar panels, replacement dormer (North elevation) plus associated alterations to fenestration and external materials/finishes.**

Date of site visit: 30/10/24 and 19/02/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Bodiam Avenue, at the end of the road and adjacent to the Ilex Avenue footpath and Goring Hall Conservation Area. Bodiam Avenue consists of a small group of detached two storey chalet houses with brick, tile and render elevations and accommodation within the roof at first floor level. The application property has an L-shaped form with barn hip to the front and gable to the south side with small dormers to the north side and rear elevations. The property is set back from the road behind a brick wall, planting and wide paved driveway and there is a good size, mature garden to the rear enclosed by fencing. The mature trees lining the Ilex Avenue footpath are close to the south boundary of the site.

The property is not listed and there are no protected trees on site.

Proposal

Planning permission is sought for remodelling and enlargement of the house including single storey and two storey extensions, a new roof and raised ridge, solar panels, replacement dormer and alterations to fenestration and external materials.

The property would be extended with a two storey extension infilling the front south-west corner of the building measuring approximately 4.65m wide x 6.1m deep to form a living room at ground floor and master bedroom with dressing room and ensuite at first floor with windows to the front and south side and a Juliet balcony at first floor to the south.

A two storey glazed bay would be added, centrally positioned on the rear elevation, serving the kitchen at ground floor and bedroom 3 at first floor.

A single storey extension is proposed to the south side elevation, measuring 3.5m deep x 6.05m deep with a pitched roof of 2.4m high to eaves and 5.6m high to the ridge. The extension would provide a family room with bi-fold doors to the front, full height glazed panels to the south and high level windows to the rear.

A further single storey extension is proposed to the rear north-east corner of the building measuring 1.8m wide x 4m deep adjoining the end of the existing single storey extension to the north side. The roof form to the existing and proposed north side extension would be altered from a lean to roof to a flat roof of about 2.8m high with roof lights above and a parapet to the front. The extension would provide a dressing room and ensuite to bedroom 5 with a window to the rear. A window would be added to the north side of the existing single storey extension to serve the reconfigured corridor space.

The internal layout at ground floor would be reconfigured providing a new entrance and canopy porch to the front and a new hipped roof above the existing garage projection to the front (in place of the monopitch roof).

The pitched roof to the property would be remodelled and raised from approximately 6.75m and 6.25m high to 7.55m high to form an enlarged first floor with two storey eaves and hipped roof to the front, rear and south side, a catslide roof to the north side and concealed flat roof to the top. The raised eaves and new roof form would remove the dormer to the rear and enlarge the rear bedrooms and dressing room.

Solar panels would be added to the concealed flat roof to the centre of the building.

The small dormer to the north catslide roof would be enlarged to approximately 9.3m wide x 1.85m high x 1.8m high with 3 windows to the north serving a bedroom, bathroom and dressing room.

Fenestration throughout the building would be replaced with grey powder coated aluminium. The materials for the external elevations would be updated from brick and tile hanging, to render to the front, side and rear, vertical timber wood effect cladding to the rear upper elevation, tile hanging to the dormer and a feature stone panel between two windows to the south side elevation. The brown pantiles to the roof would be replaced with matt finish black/grey textured Eternit slate tiles or plain roof tiles with half round tiles to the hip and ridge to conceal the flat roof.

The application has been amended to retain a set back at front to the north side extension, remove the parapet roof from the side and rear walls of the north extension, remove the flat roof form above the front garage projection and add a canopy porch, remove the proposed cladding to front and side elevations and dormer.

Relevant Planning History:

None relevant

Consultations:

Worthing Society - *The building concerned is just outside the Goring Hall Conservation Area so is not within our remit.*

Representations:

One representation received:

From the submitted plans the rear elevation appears to have a large amount of glass which is a significant increase on the current property and raises a concern regarding privacy of our property.

It would be good to understand if this is the case and whether there are any plans to introduce any screening at the back of the property to mitigate this impact.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Goring Hall Conservation Area Appraisal

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 and the setting of the adjacent conservation area.

Visual Amenity

The houses in this road have a varied appearance through the use of different materials and architectural features. The majority are chalet bungalows with the first floor accommodation contained within the roof and a linear form from front to back. Most have been extended to the side and rear with single storey additions and dormers of varying scale and design. The application property differs from the rest due to its L-shaped layout, steeper roof pitch and narrower width (particularly in comparison to the neighbouring properties to the north at No.6 and 8 which are over 2m wider to the front than No.4). The application site also occupies a much wider plot.

The proposal would infill the front corner of the building and extend the eaves at two storey height out to the south side. The eaves would extend at the same height as the existing eaves to the front formed by the barn hip roof, this is similar to other properties in the road in terms of the two storey eaves design

to the frontage. Unlike its neighbours this eaves height would continue round to the south side and rear with a hipped roof form instead of a pitched roof. The extended ridge would form a catslide roof to the north side retaining the pitch of the existing roof.

Given the differences between the design of the existing building and the others in the street scene together with its position at the end of the road, viewed against a backdrop of trees rather than the other buildings, the proposal is not considered to significantly detract from the character of the area. The more visible roof slope to the north would be retained at the current pitch reflecting the character of the existing building.

The increase in ridge height would not be excessive and is unlikely to be obvious when viewed from street level due to the small variations in height of the existing buildings in this road and the position of the application site at the end of the road.

There are many examples of dormers within the immediate street scene, all of which have flat roofs and are of varying size. The proposed dormer as enlarged would be consistent with other dormers in the locality and would not appear dominant or out of keeping with the street scene. The dormer would be finished in tiles to match the main roof helping this to blend in with the roofscape.

A large gap of over 11m would be retained between the side of the two storey extension and the south side boundary, reducing to 6.5m from the side wall of the single storey side extension. The generous spacing around the property would therefore be maintained providing a clear visual separation to the dense vegetation adjacent to the south boundary with the Ilex Avenue footpath.

The proposed change to materials from brick to render would complement other buildings in the street scene and would not appear out of character. Amendments were provided to remove the proposed wood effect cladding from the front and side elevations limiting this to just the rear which is not widely visible in the street scene or from the adjacent conservation area. The changes to windows would complement the updated materials used on the exterior of the building.

Amendments were also sought to remove the flat roof detail across the front of the north side extension, garage and porch and limit this just to above the porch to avoid the horizontal emphasis this provided.

The proposal as amended is not considered to have a significant adverse impact on the character of the area of the visual amenities of the locality.

Setting of the Goring Hall Conservation Area

The Goring Hall Conservation Area lies directly to the south of the site and includes the mile-long Ilex Avenue which formed the historic access to the Goring Hall estate from the east and west. The CA Appraisal states:

Built and Landscape Character
The Ilex Avenue forms a barrier between the suburban development of the north and the more open fields to the south of the Goring-Ferring Gap. The Ilex Avenue is a key aspect of the landscape character of the conservation area… the majority of trees are mature in appearance and provide an enclosed walkway with glimpses over the open fields to the sea beyond.

Views
Due to the enclosed nature of the Ilex Avenue and its historical approach to Goring Hall views are channelled along this approach from the east and west. These are kinetic (changing) views that are best appreciated while progressing along the avenue. They contribute to a sense of the original access to the estate of Goring Hall and today obscure the more modern housing to the north and south of the conservation area. However, the overgrown nature of some of the trees provides a dark enclosed space with little opportunity to view the sea to the south.

Setting
The open fields to the south of the western section of the avenue are in contrast to the suburban built form to the north which has eroded the once open land in this direction. To the eastern end of the avenue, the modern housing to the north and south of the track has eroded this appreciation.

Assessment of Condition
The Ilex Avenue is an important route through the conservation area, but a lack of proper management has led the track to become worn. The loss of the former grass verges and the lack of pruning of the trees has resulted in a dark enclosed space with limited views to the sea when facing south and has altered its historic character.

Views in to the site from the Conservation are limited by the mature trees lining the Ilex Avenue. The use of traditional materials to the more visible front and side elevations would be sympathetic to the conservation area setting. A large gap would be retained between the side of the extensions and the conservation area boundary and the proposal would not appear cramped on the site or detract from the character and appearance of the conservation area.

The proposal would not result in harm to the setting of the adjacent conservation area.

Residential Amenity

The most affected neighbours are those to the north side at No.6 and to the rear at White Gables, Fernhurst Drive.

No.6 is located to the north of the application site and separated by a fence to the boundary. There are two small bedroom windows to the side elevation of No.6 that serve as secondary windows to the large windows to the front and rear of these rooms. There are also three rooflights serving the master bedroom to this side at first floor level and a bank of solar panels. The existing

side extension at the application property tucks in under the eaves of the building with a monopitch roof with low eaves however this would be replaced with a flat roof of approximately 2.8m high and would incorporate an infill extension to the rear. The boundary between the two properties does not align with the side of the houses and therefore the existing north extension is adjacent to this boundary at the front but has a gap to the rear. The change from a monopitch roof to a flat roof would result in an increase in height adjacent to the boundary of about 0.8m at the outer edge, however the overall height would not exceed the higher part of the existing extension that remains tucked in under the eaves. The plans were amended to remove the parapet wall originally proposed to extend along the side and rear of the extension, which was replaced with the flat roof form to maintain a low eaves height. Although light to the side windows of No.6 will be diminished to some extent, this is not considered to be significantly harmful to amenity due to the small size and secondary nature of these windows. Sufficient light to these rooms would be retained via the existing large front and rear openings. In terms of outlook only the top fanlight of these windows extends above the fence and therefore there is not considered to be any significant detrimental impact in this respect.

The rear extension to the north side extension would not extend beyond the rear of the existing dwelling at No.4 and due to its small scale would not have an overbearing or oppressive impact on the neighbours. The proposed window to the north side would serve a corridor, a non-habitable room and would look out on to the boundary fence and would not result in overlooking or loss of privacy.

The increase in ridge height would retain the pitch of the existing roof to the north side and therefore the point at which the height increases would be over 5m from the boundary and 6m from the boundary at its highest point. The additional bulk of the roof resulting from the raised eaves level at the rear would again be set in from the boundary and would not appear overbearing to the neighbours. There would be no significant increase in overshadowing or loss of light to the neighbour’s property as a result of this proposal.

The dormer to the side would be extended and the additional mass of this extension would be viewed against the existing roof. The dormer is set in away from the edge of the roof and would not appear overbearing or oppressive to the neighbours. There are already openings in a similar position on the existing dormer and the corresponding openings in the enlarged dormer would continue to serve non-habitable rooms. The new window to the dormer would serve bedroom 4 and although there are rooflights to the side of No.6, these roof lights are located above eye level of the master bedroom in which they are installed and therefore intervisibility between these openings is unlikely to result in any overlooking or loss of privacy. For this reason there would be no need to obscure glaze the dormer windows.

The majority of the works are to the south side of the building where there are no neighbours.

White Gables is positioned to the rear (east) of the application property. There is a distance of over 20m to the rear garden boundary with White Gables and 40m to the rear elevation of this property, measured from the rear elevation (as proposed) of No.4. The existing building already included a dormer window to the rear and the proposed addition of a glazed bay and window at a slightly lower height to the removed dormer would not be considered to have a significant additional impact on the privacy of these neighbours, particularly given the distance between these properties.

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. Materials as specified
4. Cladding to rear elevation only
5. No additional openings to north side elevations of building

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? Y

Case Officer: Amanda Haslett Date: 26/02/25

Authorised by: Jo Morin Date: 26.02.2025