Expiry Date 14/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0488/23 Recommendation – APPROVE

Site: 131 Palatine Road Worthing West Sussex BN12 6JR

Proposal: Proposed rooms in roof with hip to gable and rear (South) dormer and 3no. front (North) roof lights and a single storey rear extension.

Date of site visit: 22/05/2023

Neighbours checked: Y

Additional neighbour notifications: Y – notified of the change in description and amended plans. Expiry: 13.07.2023.

Site and Surroundings

The application property is a semi-detached bungalow located on the south side of Palatine Road within a residential area. The property comprises facing brickwork elevations, a tiled and hipped roof with gable to front, along with UPVC openings. A single-storey extension with a faintly sloped roof projects from the rear of the property into a relatively deep garden comprising a patio and grassed area extending to the rear. A detached garage abuts the boundary with the adjacent neighbour No. 133 Palatine Road to the west. This neighbours garage also abuts the boundary but is further forward of the application property's garage and fronts the shared driveway of the properties which extends from the public realm.

The attached property to the east No. 129 Palatine Road is separated by a moderate sized fence with bordering vegetation and exhibits a rear conservatory to the opposite side of the elevation (easterly) from the application property. This creates a recess for the windows to the westerly side of the rear elevation.

This section along Palatine Road consists of uniform semi-detached bungalows which mirror the attached property. There is a strong pattern in the street scene in terms of properties form, design, massing, footprint and plot size.

Proposal:

The application which has been amended seeks permission for a hip to gable roof extension to create additional space for rooms in the roof. A rear (south) facing dormer is proposed along with 3no. front (north) facing roof lights. To the rear of the property, the existing single-storey extension would be demolished and replaced with a larger single-storey extension. The access

door to the side (west) elevation would be blocked up and a new door would be inserted in place of the existing far window to this elevation.

The hip to gable roof extension would be finished using matching tiles and tile hanging for the gable face, and the finish for the rear dormer would also be tile hanging. The rear dormer would be situated approximately 0.9m under the ridge of the original house, have a width of approximately 5.5m and height of approximately 2.5m. 1No. rear facing window is proposed. The window along with the 3No. front roof lights would be matching UPVC.

The single-storey rear extension would project 3.5m to the westerly elevation and 3m to the easterly elevation, set in from the neighbouring boundary by approximately 0.15m. It would have a width of approximately 6.4m and a built up felt flat roof height of approximately 2.8m. Rear facing doors and windows are proposed in matching UPVC.

Relevant Planning History: None relevant.

Consultations: None.

Representations: None.

Relevant Planning Policies and Guidance

National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 application has been amended to omit the originally proposed front dormer which was considered unacceptable with 3No. roof lights. It is considered that the front roof lights would not have a materially detrimental impact on the visual amenities of the area, many other dwellings in the immediate and wider locality have achieved front facing roof lights as a result of hip to gable roof extensions which assimilate. Whilst the hip-to-gable extension would pose a noticeable alteration to views from the street scene and would unbalance the existing semi-detached pair, there are examples of properties along Palatine Road which have achieved this nature of

development, most notably to the north-west of the application property on the opposite side of Palatine Road at No. 140. It is also acknowledged that this element of the proposal could be undertaken as permitted development. The hip-to-gable extension is therefore considered acceptable.

The proposed extension and rear dormer would be located to the rear of the property where views from the street scene would be limited. The rear dormer has been enlarged following discussions with the agent to compensate the loss of space by omitting the front dormer; the rear dormer would be approximately 0.4m higher, 0.2m wider, and 0.25m forward of what was originally submitted. Although of an enlarged scale, it is considered that the dormer would still be acceptable owing to its situation set back from the rear elevation and under the ridge of the existing dwelling. Whilst the side profile and roof of the rear extension would be visible by virtue of its massing and height above eaves level of the existing dwelling, it is considered that the extension would not dominate views and is of a scale which is subservient in form to the host dwelling.

The proposed development would not significantly detract from the appearance of the existing dwelling or the prevailing character of the area and would not result in unacceptable harm to visual amenity.

Residential Amenity

Following discussions with the agent, the depth of the proposed replacement rear extension has been stepped at 3m in depth adjacent to the boundary with the attached neighbour No.129, set in by some 2m before extending to a maximum 3.5m. This was considered necessary to overcome harmful overbearing and overshadowing impact to the aforementioned recessed area to the rear elevation of No. 129. Although taller than the existing structure on the common boundary, as amended, the proposed extension would not materially worsen the living conditions of No. 129, owing in part to the orientation of these dwellings facing south.

To the opposite elevation the extension would extend to 3.5m. This would only be approximately 0.4m deeper than the footprint of the existing extension and would be situated a sufficient distance from the neighbour to the west No. 133 to not result in any materially unacceptable impact.

New openings are proposed to the rear (south) and front (north). The rear facing openings would race into the applicant own garden, where they are already established. The rear dormer would not give rise to overlooking owing to the relatively deep gardens and abundant vegetation to the rear. The front roof lights would outlook the wide streetscape and would pose no unacceptable impact to overlooking. The replacement door to the west elevation would be situated in place of an existing window where the outlook is established. The proposal would not give rise to any material overlooking issues.

Recommendation:

Expiry Date 14/07/2023

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Windows Side Elevations

Informatives:-

1. 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: Jason Albon Date: 13.07.2023

Authorised by: Jo Morin Date: 13.07.2023