Expiry Date - 19/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0680/24 Recommendation – APPROVE

Site: 18 High Street Worthing West Sussex BN14 7NN

Proposal: First floor side dormer (south elevation)

Date of site visit: 21.03.2024

Neighbours checked:

Additional neighbour notifications:

Site and Surroundings

The application relates to a 2-storey building, formerly a Gospel Hall, located on the east side of High Street. The building was converted into a single dwelling c.2003. It is a Local Interest Building and lies within the West Tarring Conservation Area.

The building volume of the former hall consists of 2 floors of accommodation with a living area on the ground-floor, extending into a kitchen/utility room contained within a later single-storey addition to the south side of the main building. Internally, stairs lead up to a gallery landing on the first-floor from which 3no bedrooms and 3no bathrooms are located served by high level conservation roof lights within the pitched roof. The elevations consist of a mix of smooth painted render and flint. The main dual pitched roof is covered in plain, clay tiles, with a slate covering to the single-storey component to the south side. The building is set back from the road behind a pave forecourt. There is an enclosed garden to the rear (east).

The adjoining 2-storey cottages to the North (No.20) and South (No.16) fronting onto High Street are Listed Grade II.

An ash tree and horse chestnut tree growing in the rear garden of No.18, close to the southern site boundary, are subject to TPO No.18 of 2003.

Proposal

Permission is sought for a pitched-roof dormer on the lean-to roof of the south side component to provide a dressing room to the main rear bedroom. It would have 4.25m long ridge extending southward from the main pitched roof, 1.2m below the main east-west ridge. The dormer would be 2.5m high to the apex of its pitched roof and 3.7m wide. The face, sides and roof of the dormer would be clad in standing-seam lead. A dark grey aluminium-framed window in the southern face of the dormer would extend up to the apex of the pitched-roof. The lower panes would be obscured and fixed shut, with the upper

panes (in the apex) clear-glazed. A metal conservation roof light is proposed in the east-facing roof slope of the dormer.

The current application follows negotiations with the Applicant, involving the Council's Conservation Architect, following the withdrawal of AWDM/1519/23.

Relevant Planning History:

AWDM/1519/23 First-floor side extension – Withdrawn.

WB/02/00068/FULL Internal and external alterations in connection with the conversion of existing Gospel Meeting Hall into a single dwelling house including the reconstruction of the single storey structure on the south elevation. Permitted 13.03.2022 – implemented.

Consultations:

The Worthing Society: No comments received.

Representations: None.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
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 Council has a statutory duty to have regard to the desirability of enhancing or preserving the character and appearance of its conservation areas.

The key considerations are the effects on the visual and residential amenities of the locality, and on the character and appearance of the surrounding historic environment. .

Historic Environment and Visual Amenity

The application property is not itself listed, but is of architectural and historic interest and makes a positive contribution to the character and appearance of the West Tarring Conservation Area. The special architectural and historic interest of the Conservation Area stems from its medieval street pattern, with some buildings dating from this period.

The West Tarring Conservation Area Appraisal identifies properties in High Street as typically 2-storeys with steep pitched roofs forming irregular terraces abutting the back edge of the pavement. Street elevations are typically simple

with the unique character of the road derived from the differing building heights, chimney stacks and window fenestrations.

The Listed brick-built cottage to the south of the site ('Providence Cottage', No.16) dates from the C18. Its walled rear garden adjoins the main southern flank of the former Gospel Hall building, and at its far eastern end the garden adjoins the western flank wall of the existing single-storey component above which the dormer is proposed. The Listed 2-storey, painted brick/rendered cottage to the north of the site (No.20) dates from the early 19C. Its long, thin rear garden adjoins the main north flank wall of the former Gospel Hall.

The earlier (withdrawn) application which proposed a first-floor extension to the existing ground-floor component was not supported by officers on the grounds that its scale, form and massing would be unduly dominant and detract from the architectural integrity of the former Gospel Hall thereby harming its historic interest and character. In contrast, the reduced scale and domestic form and design of the pitched-roof dormer now proposed would appear as a more subsidiary feature sitting on the existing lean-to roof and it is considered, would represent a more architecturally 'honest' contemporary solution to enlarge the existing building. Lead cladding is a traditional material typically used for dressing dormers, and the standing seam detail would create a vertical proportion helping to break up the visual mass of the dormer structure.

The dormer would not be visible in public views from High Street owing to the narrow angle of view from this direction created by the terraced frontage buildings on either side. It would, on the other hand, be clearly visible in public view from Glebe Road to the south, through the gaps between the pairs of semi-detached houses on the North side of the road. However, it would not appear as an unduly prominent or discordant addition to the street scene or the surrounding roof scape.

The proposed dormer would satisfactorily preserve the special architectural interest of the former Gospel Hall building and safeguard the historic character of the surrounding Conservation Area, including the setting of the nearby Listed buildings.

The TPO trees in the garden would not be affected by the proposed development.

Residential Amenity

The most affected properties are 16 High Street and 3 Glebe Road:-

<u>16 High Street</u>
This Listed end-of-terrace cottage is 2-storey in scale with accommodation in the pitched roof served by a modest-sized rear dormer. It has L-shaped footprint with a single-storey offshoot extending from the southern half of the rear elevation. The rear garden extends at an oblique angle to the rear elevation(s) of the building measuring 13.2m in depth from the NE corner of

the main dwelling, and 9.8m from the eastern extremity of the single-storey offshoot. The rear (eastern) site boundary is marked by the flint-faced flank wall of the existing single-storey component of No.18, above which the proposed dormer would be positioned. Part of this flank wall is screened from view from the garden by a metal outbuilding sited in the SE corner of the rear garden.

The proposed dormer would be sited a minimum distance of 14.5m from the nearest part of the main 2-storey rear elevation of No.16. It would be clearly visible from all the windows in the rear elevation of No.16 resulting in a notable change to its outlook. However, the height, scale and massing of the proposed dormer would not be oppressive or overbearing at this distance, particularly given the alignment of the rear windows which angle south-eastward in relation to the dormer extension. It would not have any significant adverse impact on the receipt of daylight/sunlight to the rear windows of No.16, or its garden.

3 Glebe Road
This rear garden of this semi-detached cottage, one of 3no matching pairs fronting the North side of Glebe Road, adjoins the existing single-storey lean-to component to the South side of No.18. It has a good-sized rear garden over 20 metres long. The proposed dormer extension would be clearly visible from the rear windows and garden of this property (as well as in more oblique views from the neighbouring properties). The lower half of the south-facing dormer window is shown as obscurely-glazed and fixed shut. This is considered necessary to avoid direct overlooking of the garden of No.3, notwithstanding the secondary nature of the proposed accommodation and can be secured as a condition of planning permission.

Planning permission has recently been granted for an L-shaped single-storey rear extension to No.3, replacing the existing detached garage (AWDM/0448/24), and this would not be adversely affected by the proposed dormer.

Other
The proposed conservation roof light in the roof of the dormer would face east primarily overlooking the 15m long rear garden of the application property. The canopies of the mature trees growing alongside the southern boundary of the garden would help screen views from the roof light towards the adjoining gardens to the east/southeast. It would not give rise to an unneighbourly degree of overlooking.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

3. Agree detailed design and materials of dormer construction, including window.
4. No additional openings to side elevations/roof of dormer
5. Lower half of dormer window to be obscurely-glazed and fixed shut.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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:	Jo Morin	Date: 08.07.2024
Authorised by:	Gary Peck	Date: 8 July 2024