Expiry Date - 13/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1427/23 **Recommendation – APPROVE**

Site: **Top Floor Flat 193 Brighton Road Worthing West Sussex**

Proposal: **Rear dormer, rooflights to front elevation and East side of rear outrigger**

Date of site visit: 21/11/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Brighton Road, within a mixed use area, predominantly residential and guesthouses, on the main approach into Worthing from the east. The property comprises of a Victorian two storey, mid terrace house, with gabled bay and balcony to the front and two storey outrigger to the rear. The building has rendered elevations painted blue with decorative arched windows and door detail to the front. The property is set back from the road behind a low wall and gravel front garden. There is an access road to the rear providing access to the rear of this terrace.

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 a loft conversion including rear dormer, front roof lights and rooflights to the east side.

The proposed dormer would measure 2.95m wide x 1.907m high x 2.466m deep and would be finished in metal cladding with standing seams in zinc, with a 300mm high glass balustrade to the rear window.

A Cabrio roof light and smaller roof light would be added to the front roof slope both serving the loft room. Two further roof lights would be added to the rear outrigger to the east side of the roof serving an existing bedroom and study.

The application has been amended to remove the balcony originally proposed to the rear.

Relevant Planning History:

96/05084/FULL - Proposed loft conversion to first floor flat including two Velux windows – Approved

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 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 key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The front elevation of the building is prominent, facing onto the main road into Worthing from the east and overlooking the seafront. Several properties in this sea front location have added roof lights to the front and the proposed roof lights would not detract from the attractive character of the building or its architectural features. The Cabrio roof light would form a balcony when weather/temperature permits but would not be permanently open as a balcony and is not considered to have any additional impact on visual amenity in this respect.

The proposed rear dormer would not be visible other than from views directly to the rear of the building, due to the tall outriggers to each side. The rear elevation backs on to an access lane, the rear gardens of Navarino Road and a block of garages. The proposed dormer is relatively small in scale, set up from eaves, in from the sides and down from the ridge and would not dominate the roofscape or make the building appear top heavy. The dormer is contemporary in design using metal cladding and zinc standing seams which are considered to complement rather than detract from the character of the property and would provide a high quality finish. It is noted that there is a standard dormer two doors down to the east (permitted in 2016) which is finished in white cladding. It is considered that the dormer proposed by the current application would more successfully blend into the roofscape due to the use of darker materials. The dormer is not visible from anywhere except directly to the rear and there would be no adverse impact on the character of the terrace or wider street scene.

The roof lights to the rear outrigger would not be visible from the rear and would not affect the character of the building.

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

Residential Amenity

The most affected properties are those in the adjoining buildings to the east at 195 Brighton Road and to the rear at Garendon House, Navarino Road.

The flats at No.195 have windows at first floor of the rear outrigger. These windows primarily serve a kitchen and bathroom however there is one window to a habitable room. Due to the height of the dormer and the angle of the neighbour's window in relation to the dormer, overlooking is not considered to be an issue. The original proposal included a rear balcony however this has been removed from the proposal and has therefore removed concerns of overlooking from this feature. The rooflights proposed to the east side of the outrigger would be above eye level and would not result in any overlooking or loss of privacy.

The rear dormer would provide some views across the rear gardens of the properties to the rear at Navarino Road however these gardens already lack privacy and the addition of a dormer in this position at over 20m away would not result in any significant overlooking or loss of privacy.

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

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: 12/12/23

Expiry Date - 13/12/2023

Authorised by: Jo Morin Date: 12.12.2023