Expiry Date - 23/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1595/24 **Recommendation – REFUSE**

Site: **40 Marine Drive Worthing West Sussex BN12 4QN**

Proposal: **Roof extensions comprising raised ridge height, part-hipped side gables, front gabled dormer, replacement part hipped/part flat roof with raised eaves to rear component and front and rear rooflights.**

Date of site visit: 30.04.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to the upper floor flat within a detached 2-storey building occupying a prominent position fronting Goring Greensward on the west side of the corner of Marine Drive with Withdean Avenue. The building occupies a good-sized plot set back from the road behind a deep, soft-planted front and 'wrap-around' side garden, but with a comparatively smaller rear garden. A detached 'triple' garage building is sited partly in-between the rear elevation and the northern site boundary. The garages and hardstanding in front are accessed via a gated entrance from Withdean Avenue.

The building, built as 2no flats, has the appearance of a large, detached house consisting of brick elevations under a dual pitched roof with 'bonnet' hips.

The building is not listed or locally listed or within a conservation area but its scale, proportions and the space around it makes a positive contribution to the mid-C20 suburban character of this part of Goring.

Proposal

Permission is sought to create second-floor accommodation within an enlarged and remodelled roof. The main East-West ridge would be raised in height by 0.45m with a new 9.75m long ridge formed with part-hipped side gables on either side. The outer walls of the existing front feature projection would be built-up with raised eaves (5.85m high) and new gabled-fronted roof with a 4.6m ridge to form a dormer positioned just below the main roof ridge. The eaves height of the existing rear-projection on the west side of the rear elevation would be raised in height by 0.95m and a new part pitched/part flat roof formed roughly the same height as the new main roof ridge. A skylight would be incorporated into the flat roof, with 2 roof lights proposed on the front

slope and 1no roof light on the rear slope. Other alterations include the blocking up of a door on the west side of the ground-floor utility room, blocking up of a first-floor window in the west side elevation, and installation of glazed balustrading to the existing first-floor front balcony in place of railings.

The additional accommodation would consist of a new master bedroom with en-suite bathroom.

Relevant Planning History:

WB/04/0844 Demolition of detached double garage and erection of triple garage with accommodation over with the installation of dormers to east elevation and rooflights to west elevation. Re-siting of ground floor garage door from rear to side (south) elevation and installation of an additional window at ground floor level on north elevation. (Amendment to previously approved application WB/02/01317/Full). Permitted 02.09.2005.

WB/07/0931 Erection of two storey side extension, single storey rear extension to kitchen and rear porch. Refused 03.10.2007 for the reason: -

1. *The proposed two-storey side extension by reason of its scale, massing, height and poor design does not comply with the Council's SPG 'Extending or Altering Your Home' in that it would not relate sympathetically to the architectural composition of existing building, unbalancing its proportions and detrimental to its appearance; and together with its siting on this prominent corner would detract from the layout and open character of the area. Furthermore, the harm to the streetscene arising from the proposal would be compounded by its development in conjunction with the extant planning permission WB/04/0844/FULL for this site. The proposal development therefore conflicts with policies BE1 and H16 of the Worthing Local Plan, and DEV1 and CH1 of the West Sussex Structure Plan 2001-16.*

WB/09/0506 Construction of additional garage attached to existing pair of detached garages. Permitted 12.08.2009.

Consultations: None undertaken.

Representations: An objection to the proposal has been received from the occupier of 3 Withdean Avenue on grounds of overlooking, loss of privacy and light.

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

Policy DM5 require all new development (including extensions, alterations and ancillary development) to be of high architectural and design quality and respect and enhance the character of the property and the prevailing character of the area in terms of (amongst other things) proportion, form, massing and detailed design. New development should enhance the local environment by way of its appearance and character with particular attention paid to architectural form, height, materials, scale and the impact on the street scene. It should make a positive contribution to the sense of place, local character and distinctiveness of an area.

The Council's SPG 'Extending or Altering Your Home' sets out as one of the general principles for designing an extension that it should achieve an appropriate relationship with the design of the existing house and take into account the impact on the street scene.

The surrounding area is characterised predominantly by well-spaced, 2-storey detached properties within good sized plots. The buildings mostly have hipped roofs with brick or sometimes rendered elevations. The elevations are typically articulated by traditional features including tile-hung feature panels, canted bay windows, porches; and the roofs by modest front or rear projecting components, 'catslide' roofs and chimney stacks. Whilst there are some exceptions to the rule; overall, there is a sense of uniformity to the roof scape, including consistent eaves heights and a regularity of hipped roof forms, which contributes positively to the pleasant character of the area. For the most part there is an absence of large roof extensions and alterations. Where there have been roof enlargements, they do not typically visually dominate or overwhelm the original roof of the building.

In this case the large 'bulk' and massing of the enlarged part-hipped gabled roof, plus the raised eaves height of the 2-storey rear-projecting component and 'built up' gabled front dormer feature would all detract from the scale and proportions of the existing building, resulting in a visually dominant, 'top heavy' form of development that would detract from the architectural composition of the existing building and dominate the surrounding roofscape to the detriment of existing local distinctive character.

Residential Amenity

The most affected properties are those adjoining to the north (3 Withdean Avenue) and west (42 Marine Drive) both single dwelling houses.

There is approximately 12m from the rearmost wall of the application building to the northern site boundary beyond which lies No.3. The main aspect of

No.3 is to the front (east) and rear (west). There are no windows in the main south-facing side elevations. Views toward the site from French doors in the south side of a single-storey rear extension added to the north half of the building are screened by the existing boundary treatment and tall vegetation in the NW corner of the application site. It is not considered the proposals would have an adverse impact on the receipt of light to, or outlook from.No.3. The only additional opening proposed in the rear (north) elevation of No.40 would be a roof light serving the bedroom. However, the separation distance and angle of view would not give rise to a harmful degree of overlooking.

No.42 adjoins to the west and occupies a similarly generous plot with good-sized front and rear gardens. It is similar in style to the application property but differs in its detailed design. On the east side the main hipped roof extends over an integral garage in the form of a 'catslide' roof, sloping down to a single-storey eaves height on this side. There are no openings in the catslide roof and a ground-floor window serving the garage is largely screened by the boundary fence. It is not considered there would be any adverse impacts on the amenities of this property.

The accommodation of the ground floor flat (1 Withdean Avenue) is not adversely affected by the proposals although the increased 'bulk' of the enlarged roof would deepen the existing shadowing of the small courtyard garden of No.1 directly adjoining the rear of the building.

Recommendation

REFUSE for the reason: -

1. The unsympathetic scale, massing, proportions and detailed design of the proposed roof extensions and alterations would be poorly related to the architectural composition of existing building, resulting in a visually dominant and 'top heavy' form of development that would detract from the appearance of the existing building on this prominent corner and would dominate the surrounding roofscape to the detriment of the street scene and existing local character. The proposal development therefore conflicts with policy DM5 of the Worthing Local Plan, the Council's SPG 'Extending or Altering Your Home' and the NPPF.

Informative

Pro-active refusal.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 24.06.2025

Authorised by: Louise Prew Date: 24/06/2025