Development Management - Delegated Officer Report

Application Number: AWDM/1233/23 Recommendation: Approve

Site: **25 Teasel Drive, Worthing**

Proposal: **Single storey rear extension. Loft conversion with rear dormer and rooflights. Resubmission of previously approved AWDM/1593/22**

Last visited: 14.11.2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a modern detached two storey dwelling located on the east side of Teasel Drive. It has a driveway with parking on its north side with gated access to its rear garden which is enclosed by close boarded fencing to its boundaries. There is a shed sited close to the rear of the house within the rear garden and another timber store on the south side of the house.

To the north is a matching detached house at No.23, mirroring the design of No.25 and separated from No.25 by its own side driveway. To the south side is a slightly larger detached dwelling at No.27 which has a narrow side access separating it from the boundary with the application site. To the rear there are other two storey semi-detached dwellings which include accommodation in the roofspace.

Permission was granted in 2022 for the construction of a 3.05 metre deep, flat roofed, single storey extension across the full width of the rear elevation, a loft conversion with a new pitched roof dormer to the rear roofslope, rooflight windows to the front and rear and a new window in the north side gable wall. AWDM/1593/22 refers.

The current application proposes an amendment to the external facing and roof materials to be used for pitched roof dormer only. All other elements of the proposal would remain as previously approved.

Relevant site history

AWDM/1593/22 Single storey rear extension. Loft conversion with rear dormer and rooflights. Approved 07.12.2022

AWDM/0792/16 - Application for approval of Reserved Matters pursuant to outline planning permission WB/11/0275/OUT relating to details of 155 dwellings with associated roads, parking, garaging and landscaping for Parcel Areas 2A and 3B

of development of land north of Fulbeck Avenue, West Durrington. Approved 13.01.2017

Condition 2 of AWDM/0792/16 removed permitted development rights as follows:

> 02. Notwithstanding the provisions of Schedule 2 Part 1, Classes A, B, F and H and Part 2, Classes A, B and C of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no dwelling shall:-
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> (i) be extended or enlarged;
> (ii) have the front door altered in design;
> (iii) have any driveway/hardstand within the plot curtilage enlarged or any additional area of hard-surfacing or hardstanding formed within any part of the curtilage forward of the principal elevation of the dwelling or any side elevation facing onto a highway;
> (iv) have any satellite dish fixed or fitted to any principal elevation or roofslope or chimney;
> (v) have the external colour of any rendered element, or external cladding, altered from that originally approved unless agreed in writing; or
> (vi) erect any wall, fence or other means of enclosure on any part of the curtilage forward of the principal elevation of the dwelling or any side elevation facing onto a highway.
>
> **Reason**: *In the interests of amenity and the environment having regard to policies 1 and 16 of the Worthing Core Strategy.*

Consultations
None relevant

Representations
None received

Relevant Planning Policies
Worthing Local Plan 2020-2036: 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.

The overall form and design of the extensions and alterations has been previously approved and considered acceptable in terms of visual amenity, and changes to the external materials would not cause any significant impact to residential amenity.

Conditions requiring obscure glazing to the north side window and no further windows to the side elevation of the extension were required in the previous permission and are recommended again for the current application in the interests of protecting privacy.

A GRP finish was previously approved for the dormer facing and roofing including a standing seam detail to the dormer roof which would be similar to the dormer at the neighbouring property to the south. This detail was sought as an amendment during the course of the previous application as there is a specific palette of materials shared with neighbouring properties within this particular grouping, with other similar dwellings to the north in Teasel Drive having similar dormers giving a sense of coherence to the group.

As originally submitted the current application proposed a combination of grey horizontal cladding board for the face and cheeks and a tiled roof. The use of cladding boards would introduce a contrasting element which would appear incongruous in the roofscape and harmful to the unified appearance of this group. A tiled roof would also contrast with other rear dormers in Teasel Drive but it is acknowledged that there are other examples in the close vicinity, such as No's 16 and 18 Snapdragon Lane, that have a similar combination of GRP with tiled roofs. The applicant has agreed to amend the proposals to GRP for the face and cheeks of the proposed dormer as previously approved, and with a tiled roof to match the existing roof of the dwelling. On balance this is considered acceptable and would not cause any significant harm to visual amenity.

Recommendation

APPROVE
Subject to Conditions:-

1. Permission relates to approved plans
2. Standard time limit
3. Matching brickwork, GRP and matching roof tiles as indicated
4. Obscure glazing etc (north side window)
5. No further side windows (north and south elevation)

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: Rebekah Hincke Date: 02.11.2023

Authorised by: Jo Morin Date 06.11.2023