Expiry Date - 25/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0977/24 Recommendation – APPROVE

Site: 22 Salvington Gardens Worthing West Sussex BN13 2BL

Proposal: Hip-to-gable roof extension to create rooms in roof with front roof lights and rear dormer. First-floor side extension and single-storey rear extension.

Date of site visit: 04/09/2024

Neighbours checked: Y

Additional neighbour notifications: Y – Re-notified of the amended description and plans

Site and Surroundings

The application property is situated on a corner plot to the north side of Salvington Gardens and west side of Walton Close. The property comprises a semi-detached two-storey house with facing brick elevations, a plain tiled hipped roof, along with white UPVC windows. The property is set-back a short distance from Salvington Gardens behind a moderate sized smooth rendered wall and wide vehicular access. The hardstanding to the front is large enough to accommodate a single regular sized vehicle. The curtilage of the property to the east runs parallel and adjoins the full extent of this section of footpath along Walton Close. The boundary treatment starts as a smooth rendered wall alongside the hardstanding commensurate with the front boundary before stepping-up to an approximately 1.8m tall close boarded fence which extends the remainder of the side of the plot and doglegs west in accordance with the curvature of Walton Close to form the rear boundary treatment. The property's plot is elongated which allows for a deep garden. The rear garden comprises a patio area fronting the rear doors and a grass area extends to the rear. An outbuilding is located to the north-west of the plot. The property has achieved a single-storey wrap-around style side and rear extension which projects from the east elevation to virtually adjoin the aforementioned side boundary and is marginally set-back from the principal elevation of the house. The extension comprises a mono-pitched roof and matching materials with the exception of the rear elevation which consists of a smooth render finish.

The attached neighbour No. 24 Salvington Gardens appears to be a mirrored copy of the original build of the application property, this neighbour has achieved a flat roofed single-storey rear extension which abuts the shared boundary. Whilst the adjacent semi-detached pair to the west No. 26 and No. 28 is reflective of this character, there is generally diversity in the immediate and wider street scene in terms of form, scale and design. There is little variation in properties' set-back position from Salvington Gardens.

The property is not within a Conservation Area, is not a listed building, and there are no protected trees on site.

Proposal

The application which has been amended is for a hip-to-gable roof extension including front roof lights and a rear dormer, the construction of a first-floor side extension above the existing single-storey side extension, and the construction of single-storey extension to the rear.

The ridge of the existing house would be extended approximately 4.1m to the east and would have a gable end. The rear dormer would have a flat roof and measure approximately 3.8m deep, 2.9m high, and 5.45m wide. There would be 2No. rear windows. 3No. roof lights would occupy the front roof plane. A bedroom and bathroom facility would be created. These works would be completed in matching materials to the existing house. It is noted that this element of the proposal can be achieved under permitted development rights and a Lawful Development Certificate has already been obtained by the applicant (ref. AWDM/0795/24).

The first-floor side extension would be constructed above the existing single-storey side extension (approximately 2m projection off the side elevation) and occupy the same footprint. The extension would measure at maximum approximately 8.3m high which is approximately 0.15m under the existing ridge height of the house. The rear of the extension would be flush with the existing rear building line and rear roof plane and line through the existing eaves. A front, side, and rear window is proposed. A bedroom and study would be created. It would comprise a matching tiled clipped-gable roof and facing brick elevations.

The single-storey rear extension would project at a depth of 4m parallel with and adjoining the shared boundary with No. 24. It would have a width of approximately 3.45m, and maximum height of 3.2m, shallowing to 2.5m at eaves level. It would have a rear window, side (east) bi-fold doors, and 1No, roof light. This would create an enlarged dining/ living area. The extension would have a mono-pitched roof finished in matching tiles and the elevations would comprise smooth render to the rear and east and brickwork to the west.

Relevant Planning History:

Permission granted at the application property for:

- Application for Certificate of Lawfulness for proposed hip to gable roof extension, rear dormer and front rooflights under AWDM/0795/24, decision issued 25 Jul 2024. Works to implement this permission had not commenced at time of site visit.

- Single storey side extension to east elevation under AWDM/1288/16, decision issued 13 Oct 2016 (NMA to this permission achieved under AWDM/1852/19).

- Proposed single storey side extension with pitch roof over under 09/0560/FULL, decision issued 03 Sep 2009.

Single-storey extension achieved at the adjacent property to the west No. 24 under AWDM/1450/17, decision issued 16 Jan 2018.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
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 properties within the built-up area. The key considerations for this planning application are the effects on visual and residential amenities of the locality and the effect on highway safety.

Visual Amenity

The proposed development would be readily visible to the street scene by virtue of the property's situation on a corner plot which creates an open character at the junction of Salvington Gardens and Walton Close. The roof extension coupled with the first-floor extension would visually unbalance the semi-detached pair and add significant bulk to the east side of the house whilst occupying space considered to contribute to the areas open aesthetic. Although the first-floor side extension would not encroach the highways land at any point as demonstrated in the submitted plans (set-back approximately 0.2m alike with the existing single-storey element), it would have a visually enclosing effect by virtue of its close proximity together with its height.

Notwithstanding, the resulting impact on the street scene is not considered to be so harmful to warrant refusal on grounds relating to an unacceptably dominant, excessive, or intrusive form of development. The first-floor extension would be constructed directly above the existing single-storey extension and would appear subsidiary to the existing house by virtue of its set-back position from the principal elevation and its stepped-down position

from the existing ridge. Following discussions with the agent, amendments were secured to ensure the first-floor extension reflected the character of the existing house as close as reasonably possible in terms of design, proportion and form whilst also having regard to the surrounding context of the locality. The amendments consisted of the change in finishing material to the elevations from tile hung to facing brick, the alignment of the rear of the extension with the existing rear building line and roof slope and the lining through with the existing eaves, the eaves to front of the extension to match the level of those existing, the gable-end changed to a half-hipped gable end, and the inclusion of the roof conversion/extension given its relationship with the first-floor extension.

In view of these amendments, it is considered that regard has been had to reasonably mitigate the concerns raised by the Council in respect to the first-floor extension and its resulting impact on visual amenity. The development as a whole would comprise matching materials and would reasonably sympathise with the character, proportions, and layout of the existing house. In arriving at this viewpoint, weight is attached to the diversity in surrounding buildings' form, massing, and design and the fact the application property forms the sole building line along this west side of Walton Close.

Rear extensions, dormers, and roof lights are common place within the immediate and wider locality. These additions would not result in a harmful impact to visual amenity, owing in part to their appropriate scale and design in the context of the existing house.

On balance, in view of the merits of the scheme, the surrounding context of the area, and the specific circumstances of the site as highlighted, the character of the street scene and existing house is not considered to be unacceptably affected by the development and there are no visual amenity grounds to resist the proposal.

Residential Amenity

Although the existing house is being significantly enlarged and would be of a heavier massing as a result of the roof extension and first-floor side extension, it would have no harmful impact on the amenities of surrounding neighbours in view of its siting and the open character of the adjacent street scene at the junction. The extension would be visible to surrounding neighbours but their existing outlook is not considered to be materially affected owing to the separation distance.

The proposed rear extension is considered to be of a moderate scale and would pose an alteration to the views of the attached neighbour No. 24 given its projection parallel and adjoining the shared boundary. Since this neighbour already exhibits a 3m extension alongside the shared boundary, the proposed extension at the application property which would be in excess of 1m of this neighbour's extension, would not give rise to an overbearing or overshadowing effect. The rear extension is considered acceptable given this relationship.

There would be no overlooking concern associated with the proposal in view of the developments relationship with surrounding neighbours as previously highlighted. In any event, windows are proposed to elevations where they are already established.

The proposal would have no detrimental impact on surrounding residential amenity.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials as stipulated on approved drawing
4. No Openings Side (West) Wall Rear Ext

Informative

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: 24/10/2024

Authorised by: Jo Morin Date: 25.10.2024