Development Control – Delegated Officer Report

Application Number: AWDM/0216/25 Recommendation: Approve

Site: 319 Brighton Road Worthing

Proposal: **Amended description: Hip to gable roof extensions to sides; rear roof dormer; cladding; alterations to garage including new roof and door; new porch; alterations to first floor front/side sunroom.**

Last visited: 29.04.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site relates to a detached two storey dwelling on the corner of Brighton Road located on the seafront, at its junction with Brougham Road on its west side. It has a generally L-shaped form with a main hipped roof set back from the frontage and a projecting two storey element with a hipped roof projecting forward to the south side which also has a two storey addition that wraps around its front (south) and side (east) elevations forming an enclosed balcony/sunroom at first floor level. There is a generous setback from the Brighton Road street frontage with an enclosed front garden to the frontage. There is hardstanding and parking to the east side with access onto Brougham Road and a garage is sited at 90 degrees to this frontage, set forward of the east wall of the house fronting Brougham Road.

There is a vehicular access immediately to the north of the site, running along the rear of this block which provides access to a pair of single storey dwellings sited further to the north west. To the immediate west of the site are other dwellings along the seafront with a similar character, although these are mostly semi-detached but all are two storey with hipped roofs and many of which have extended to the frontage with first floor sunroom or enclosed balconies and with side extensions. To the east and on the opposite corner of Brougham Road is Onslow Court, a 4 storey purpose built block of flats which has parking to its frontage with some landscaping at the edges. Further to the north in Brougham Road are two storey dwellings in terraces on the west side of the street and with two storey flats on the east side arranged as semi-detached blocks.

Proposal

Permission is sought for roof extensions which would include the construction of hip to gable extensions to the main side roofslopes and a rear dormer extension spanning across the rear (north) roofslope and roof light windows to the front roofslope. Alterations are proposed to the first floor sunroom that wraps around the south and east walls to the front projection which would include a replacement flat roof and glazing. A new porch canopy is also proposed to the east elevation. To the garage at

the rear, alterations would include blocking up the existing south wall/door and a new south wall would be constructed set back from this which would reduce the overall footprint, and a new pitched roof over. A new garage door would be formed in the east elevation.

Relevant Planning History:

AWDM/0688/24 - Erection of second floor extension with South facing balcony (following removal of existing roof), removal of first floor sunroom to create front balcony; alterations to fenestration; renewal of existing white render to external masonry walls.
STATUS: REF 6th August 2024.

Refusal reasons:

01. The proposed development would, by reason of its scale, design, form and detailing, appear as an incongruous and excessively dominant addition to the building detrimental to the visual amenities of the site and surrounding streetscene. As such the proposed development would be contrary to policy DM5 of the Worthing Local Plan, the Councils' SPG 'Extending or Altering Your Home', and the relevant paragraphs of the National Planning Policy Framework.

02. Having regard to the relationship with neighbouring dwellings, the proposed development would represent an unneighbourly and overbearing form of development and causing a loss of privacy, detrimental to the amenities of neighbouring occupiers, notably to No.317 Brighton Road. As such the proposal is considered to be contrary to policy DM5 of the Worthing Local Plan, and the relevant paragraphs of the National Planning Policy Framework.

02/00665/FULL - Erection of a storage building
STATUS: CCN 9th August 2002.

WB/0310/66 Alterations to enclose first floor balcony Approved 07.06.1966

Consultations:

The Council's **Environmental Health Officer** has made the following comments:

There are no EH objections in principle, but the property does face a noisy road and therefore a noise assessment and a noise mitigation scheme will be necessary to protect the new loft conversion bedroom from traffic noise. The scheme should also identify how the bedroom will be ventilated to prevent overheating in the summer months.

This can be a condition.

Representations:
None received

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

There is some variety in the type and design of dwellings in the vicinity of the application site, but generally dwellings appear as two storey detached or semi-detached, with hipped roofs to the immediate north and west of the site within this block, with the exception of the four storey purpose built flats on the opposite corner.

There are pairs of two storey semi-detached dwellings to the west, many of which are similarly designed with projecting two storey glazed bay window features to their frontages with the flat roof of the first floor glazed bay window sitting parallel to the eaves of the property which is a repeated and identifiable feature of this style of properties along this part of the sea front.

As originally submitted, the application included removal of the glazed feature to the frontage and replacement with a more solid form framing glazed doors and a Juliet balcony to the south elevation. It included a new roof set above the existing eaves level, and replacement windows across a reduced area, blocking up a section of glazing to the east elevation. Concerns were raised with the applicant that this would appear excessively bulky and introduce more solid elements that would appear awkward in relation to the form of the building and would be out of keeping with the character of others in the street. The applicant has responded by reverting to a more lightweight appearance with windows across the frontage that would be set in from the edge of the new flat roof. Although there would still be a reduced area of glazing on the east side elevation, the appearance would not be particularly bulky and would be less prominent here, and the replacement roof would now follow the existing eaves alignment for a more satisfactory appearance in keeping with others in the street.

Whilst the proposed gable extensions would not be characteristic of dwellings in this row to the west in Brighton Road, it is noted that retaining the hipped roof form is less important for this detached corner dwelling and to the rear section of roof where it does not dominate the frontage, and where the is no specific uniformity elsewhere in the streetscene. Also having regard to permitted development allowances which would allow a similar addition it is considered that a refusal on design/character grounds would not be justified here. The applicant has reduced the width and depth of the rear dormer extension in response to concerns over its bulky appearance and whilst this would still be relatively large and seen from Brougham Road, having regard to the size and number of other flat roof dormer extensions that can be seen to neighbouring

dwellings in Brighton Road, on balance the proposed dormer extension would not cause any significant harm to visual amenity as revised. Roof light windows are also indicated on the front roofslope where they would be set back from the front projection and would not cause any significant harm to visual amenity in the context of this site.

The roof extensions are indicated to be finished in weatherboarding, as well as the weatherboarding to the existing bay windows, which would not match the recipient building and is not a material widely seen in the vicinity. New plain tiles in grey are indicated on the drawings for the main roof and it is noted that there is a mix of roof tile colours in the vicinity of the site. The applicant has agreed to amend the dormer window finishes to tile-hanging which would blend with the roof tiles. For the gables and bay windows, these would remain proposed as weatherboarding but as smaller details of the building it is considered that this could be accepted on balance.

The porch canopy addition has been reduced in size following concerns over its size and positioning appearing to compete visually with the bay windows features of the side elevation. It would have a simple pitched roof and, having regard to its reduced size, would have an acceptable appearance.

The reduced footprint of the garage and addition of a pitched roof would not cause any significant harm to visual amenity. A rendered finish is proposed which would match the existing dwelling.

Residential Amenity

The main impact arising from the development would be to the occupiers of dwellings to the west, particularly No.317 Brighton Road, and to the north in Brougham Road, particularly No.178. Dwellings to the east in flats at Onslow Court would be sufficiently remote to avoid any significant impact given the scale of the proposals and a separation distance of more than 25 metres.

To the north, No.178 Brougham Road is an end of terrace two storey dwelling set away from the site with the rear accessway separating it from the rear of the application site. No.178 has a side garage structure abutting its southern boundary and there is a separation distance of approximately 12.4 metres between the existing main north wall of No.319 and the main side (south) wall of No.178. There are no ground floor side windows to no.178 and with two secondary side windows at first floor level with main outlook being to the front (east) and rear (west). Given the scale and positioning of the roof extensions and relationship with No.178, there would be no significant impact arising from the bulk of the extensions to the occupiers of No.178 in terms of loss of light or outlook. The garage alterations would not pose any significant threat to neighbour amenity given their scale. The proposals would introduce further windows in the north elevation of the dormer facing towards No.178, but could be obscure glazed to protect privacy. Alterations to the sunroom on the southern side and porch addition would be sufficiently remote from No.178 to avoid any significant impact.

To the west, No.317 is a semi-detached house with a garage/store to its east side which is set back from the frontage. It has its entrance door and an obscure glazed window towards the rear of its side (east) wall and a secondary window in its side wall towards the frontage but with main outlook from a window in the front elevation. There

is also a large side dormer extension with three side windows at first floor level, but also contains windows in the front and rear walls of the dormer. A gable wall would be formed on the west side closest to this neighbour positioned towards its rear and with the proposed dormer window set in from the side wall. The roof extensions would be sited closely to the side boundary with No.317, but there would be a separation distance of approximately 3.7 metres to the side wall of No.317 where it is positioned across the neighbour's side access. Although this would create further enclosure to the neighbours side entrance space and first floor windows above, given the existing extent of enclosure here, and the bulk would be positioned towards the rear of the side windows where outlook is also available to the rear, and in light of permitted development allowances that would allow a similar structure without planning permission it is considered that a refusal on neighbour amenity grounds would not be justified. No new side windows are proposed. The alterations to the glazing and roof to the frontage would not cause any significant impact to the amenities of occupiers of No. 317. Other parts of the development would be sufficiently remote from No.317 to avoid any significant impact.

The comments from the Environmental Health Officer in relation to a noise assessment and mitigation scheme are noted. However this would not be required for the scope of work proposed in this householder planning application.

Flooding

The site lies at the edge of Flood Zones 2 and 3 where parts of the garden fall within these zones. The proposals include reversing the layout for the existing accommodation with sleeping accommodation now proposed at ground floor level. A Flood Risk Assessment was requested but this has not been provided. However, it is noted that no additional floorspace at ground floor is proposed in this instance. An informative is nevertheless recommended for the applicant to consider flood resistance and resilience measures and have a flood warning and evacuation plan in place.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as indicated with the exception of the rear dormer which shall be tile-hanging to match the roof tiles
4. Obscure glazing etc (north elevation)
5. Cladding details limited

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.

- The applicant is advised to consider flood resistance and resilience measures for the building and have a flood warning and emergency access and evacuation plan in place. To sign up for flood warnings please see: https://www.gov.uk/sign-up-for-flood-warnings

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

Case Officer: Rebekah Hincke Date: 06.05.2025

Authorised by: Louise Prew Date: 07/05/2025