Expiry Date - 12/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0791/25 **Recommendation – REFUSE**

Site: **73 Terringes Avenue Worthing West Sussex BN13 1JQ**

Proposal: **Retention of rooms in roof consisting of hip to gable roof extension, rear dormer (grey cladding) and front roof lights.**

Date of site visit: 16.07.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached house located on the south side of Terringes Avenue. The dwelling is set well back behind a hard-surfaced frontage used for car parking accessed from the highway by an access (VCO) shared with the neighbour to the west. The elevations of the house are mainly finished in brickwork with a rendered band encompassing the first-floor windows. The roof is covered in concrete tiles.

Permission is sought retrospectively for roof enlargements and alterations comprising a side hip to part gable roof extension, rear dormer and 2no front roof lights. The side gable and rear dormer are clad in grey-coloured horizontal composite boarding.

Attached to the east side, No.71 has been enlarged by 2-storey and single-storey rear extensions.

To the west, No.75 comprises a semi-detached hipped-roofed house similar to the original style and appearance of the application property.

This side of Terringes Avenue (up to its junction with Ringmer Road) is characterised by pairs of closely spaced mid-C20 semi-detached houses with a fairly consistent building line set back from the edge of the road. Most of the houses have hipped roofs but there is a group of mid/late C20 gable-ended houses around the entrance to Lenhurst Way to the west. Materials are brick, painted brickwork or brick and render. The gable-ended houses on either side of the entrance to Lenhurst Way have tile-hung feature panels.

The property is not listed or locally listed and is not within a conservation area. There are no TPO tree on the site.

The current application follows an enforcement investigation under AWEN/0032/25.

Relevant Planning History: None for this property.

26 Terringes Avenue

AWDM/0931/19 Householder planning application for proposed side hip to gable extension to west elevation, with rooms in roof, rear dormer to north elevation and 3no. rooflights to front (south) elevation and second floor window to west elevation – Withdrawn following concerns raised by the Case Officer regarding the proposed use of Cedral cladding on the proposed side gable and rear dormer.

AWDM/1731/19 Application for Certificate of Lawfulness for proposed hip to gable roof extension to west elevation, rear dormer to north elevation and 3 rooflights to front (south) elevation and second floor window to west elevation – Issued 09.12.2019 and completed with side gable and rear dormer in tile hanging to match the roof tiles.

28 Terringes Avenue

AWDM/0776/23: Proposed rooms in roof consisting of gable roof extension and rear dormer clad in grey composite cladding refused on grounds: -

1. The proposal due to the use of UPVC grey cladding to the gable and rear dormer, would appear visually prominent and intrusive and fails to respect or enhance the prevailing character of the site or the local environment, or to make a positive contribution to the traditional character and distinctiveness of the area, resulting in disruption to the visual cohesion of the street scene and appearing significantly out of keeping in the locality. The proposal would have a significant and harmful impact on the character and visual amenities of the street scene. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the revised National Planning Policy Framework.

66 Terringes Avenue

AWDM/1887/19 Householder application for single-storey rear extension and rooms in roof including rear dormer and hip to gable. Permitted 29.01.2020 subject to a planning condition requiring the proposed works to be completed using materials to match in design colour and texture those of the existing building. Permission implemented.

Consultations: None**.**

Representations: An objection has been received from a resident of Chippers Road to the rear (south) on grounds of overlooking of their house and garden to the detriment of privacy, sunbathing etc. and owing to the unattractive appearance and erosion of the roofline not in keeping with other

local properties. Other concerns relate to the disregard for planning and potential for the property to be used as an HMO, and the possibility of these properties becoming linked (rather than semi-detached) in the future.

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

Local Plan policy DM5 requires all new development including extensions to (amongst other things) be of high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area including considerations of proportion, form, design, massing, height, scale, materials, and detailed design. It states that development should enhance the local environment by way of its appearance and character with particular attention paid (amongst other things) to architectural form, height, materials, scale and impact on street scene. It should make a positive contribution to sense of place, local character and distinctiveness of an area.

The Council's SPG 'Extending or Altering Your Home' sets out the 2 most important general principles in designing an extension as ensuring the design of the extension achieves an appropriate relationship to the design of the existing house, and that is also takes into account any impact on the street scene with consideration given to the size and shape of the extension, the materials to be used, the design and positioning of doors and windows, the effect on the privacy of neighbours and light reaching their property, and the effect of the extension on the character and appearance of the street.

The submitted drawings do not precisely reflect the completed development in so much that there is a narrow, tiled edge between the gable end and the west side cheek of the dormer (not shown on the proposed elevation drawing).

The original eaves/gutter line has been retained on the west side together with a small proportion of the original hipped roof on this side. Even so, the hip to part gable roof extension has unbalanced the symmetry of the existing pair. The eye is drawn by the convoluted black soil pipe and stack which have been added on this side, its unattractive appearance accentuated against the background of the grey-coloured cladding which matches neither the colour of the roof tiles or the brickwork/render elevation below.

The rear box dormer is large and constitutes an ungainly addition to the roof that is partly visible in views along Terringes Avenue, and visible in its entirety from Chippers Road to the rear (south).

A number of the houses on this side of Terringes Avenue have hip to side gable roof extensions and large box dormers apparently undertaken as ‘permitted development’, but these have been finished in tiling which helps these enlargements assimilate in appearance with the host property despite the additional ‘bulk’.

The north side of Terringes Avenue is slightly more varied in character made up of semi-detached and detached bungalows and some pairs of semi-detached houses. There is also less ‘rigidity’ to the front building line of properties on this side.

A number of bungalows on this side of the road have carried out hip to side gable roof extensions and rear dormers including recently at No.26, undertaken as ‘permitted development’. A householder planning application for a proposed hip to gable roof extension with rear dormer was refused as No.28 (see Planning History above).

It is acknowledged that a side gable and dormer of this cubic capacity (40.4 cubic metres) could be undertaken as ‘permitted development’ providing the materials used in the exterior work are or a similar appearance to those used in the construction of the exterior of the existing dwelling house. However, it is considered the visual impact of the roof extensions on the appearance of the existing dwelling and the character of the surrounding area has been accentuated in this case by the use of grey-coloured cladding to the exterior, appearing as a visually discordant and unsympathetic form of development that fails to respect the prevailing character of the area.

Residential Amenity

The most affected properties are those on either side and to the rear.

The additional ‘bulk’ of the hip to part side gable will have impacted the receipt of daylight to the first-floor window in the east side of the neighbouring house, No.75. However, the window in question appears to serve a bathroom and therefore the impact is not considered to be severe.

A neighbour to the rear has raised concerns about overlooking of the rear of the house and garden resulting in a loss of privacy. There is a minimum distance of 30m between the rear dormer and the main rear elevation of the nearest house in Chippers Road. Whilst it is acknowledged that the windows in the dormer allow for overlooking of neighbouring properties, this is inevitable in the context of a suburban built-up area. The main orientation of the windows is facing over the Applicant’s own rear garden and consequently it is considered the effects of overlooking of neighbouring properties and gardens is not so severe as to warrant refusal on this ground.

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Recommendation

REFUSE for the reason: -

1. Owing to the use of grey-coloured horizontal cement boarding to clad the hip to part gable roof extension and rear dormer the development fails to relate sympathetically to the appearance of the dwelling or the prevailing character of the surrounding area appearing out of keeping and resulting in harmful disruption to the visual cohesion of the street scene and local character. The development is therefore contrary to policy DM5 of the Worthing Local Plan, the Council's SPG 'Extending or Altering Your Home' and the policies of the NPPF.

Informative

Pro-active Refusal – No discussion.

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

Case Officer:	Jo Morin	Date:	01.08.2025
Authorised by:	Louise Prew	Date:	01/08/2025