Expiry Date - 15/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0863/23 **Recommendation – APPROVE**

Site: **2 Salisbury Road Worthing West Sussex BN11 1RB**

Proposal: **Rooms in roof consisting of raised ridge and new flat roof infill between existing hipped roofs, side dormer and roof lights.**

Date of site visit: 19/07/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Salisbury Road within a predominantly residential area just outside the Town Centre. The rear boundary of the site backs onto the Chapel Road Conservation Area. The property comprises of a detached two-storey house with brick and rendered elevations, a glazed canopy to the front, black windows and doors and a hipped roof, with double valley to the rear. The property is set back from the road behind a flint wall and metal gates and paved parking area. There is a small garden to the rear.

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

Proposal

Planning permission is sought to raise the ridge of the property to create a loft extension including a flat roof infill between the existing hipped roofs, a side dormer and roof lights.

The ridge of the building would be raised from approximately 8.4m to 9.5m retaining the hipped roof form to the front. The central valley created by the double ridges to the side and rear would be infilled to create a flat roof with hips to all elevations.

A flat roof dormer would be added to the north side measuring approximately 2.4m wide x 2.3m high x 2m deep finished in tiles to match the existing roof. There would be an obscure glazed window to the dormer serving the landing and spiral staircase.

Two roof lights would be added to the front elevation, three to the rear, and one to each side elevation. A further two roof lights would be installed to the flat roof.

Internally the loft conversion would provide three bedrooms, a bathroom and landing.

The application has been significantly amended from the original design which included hip to gable extensions to the side, and a very large rear dormer in addition to the raised ridge and flat roof infill.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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

The application property has a different character to the rest of the street scene which mainly consists of semi-detached and detached houses with gables to the front which are higher at ridge level. The application property differs in that it has a hipped roof form, lower ridge height and is set back from the main building line.

Raising the ridge of the building would be more consistent with the ridge heights of the adjacent buildings and those in the surrounding street scene and would not appear dominant or intrusive in the street scene. The proportions of the roof would not appear top heavy or overly bulky occupying roughly a third of the total height. The hipped roof form, pitch and eaves height would be retained reflecting the design and form of the existing building.

The infill extension formed between the existing ridges would be to the centre of the roof and hidden by the hipped roof to the front, rear and sides. Several other properties in the road have infilled roof valleys in a similar way. These

additions are not easily visible from street level and have no adverse impact on the character of the street scene.

The hipped roof form to the rear and raised ridge would both be visible in limited views between buildings, from the Conservation Area viewed from Grafton Road at the rear. The scale, form and proportions of the building would not appear out of keeping with other buildings in the locality and would have no adverse impact on the character and appearance of the conservation area.

The dormer to the north side elevation required to achieve the correct headroom for the spiral stairs, is small in scale, set up from eaves, down from the ridge and set back from the front of the building. Due to its small size, set back position and relatively narrow gap to the adjacent building the dormer would not appear as a dominant or intrusive feature in the street scene.

The proposed roof lights are not excessive in number or size and would be consistent with similar additions in the street scene.

The amendments to the scheme have significantly improved the design of the proposal, ensuring that it reflects the character of the existing building, maintaining the proportions and features of the building and respecting the character of the wider street scene.

There would be no significant adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected properties are those to the sides at No.4 and the flats at No.12 Shelley Road and to the rear at the flats at No.21 Grafton Road.

No.4 is located to the north side of the building and is positioned further forwards in its plot with a steeply pitched gable roof. The proposed raised ridge would not exceed the height of the ridge to No.4 and would maintain the same eaves level, roof pitch and hipped roof form to the side. There are no openings within the roof of No.4 and the windows at first floor level to the side of No.4 would not suffer any reduction in light as a result of the proposal. The proposed dormer to the side elevation would look out on to the blank roof of the neighbour's property and would be obscure glazed and serve a landing. The roof light to the side would serve a bedroom but would again look out across the roof of No.4 and would not result in overlooking to the neighbour's house or garden.

The flats to No.12 Shelley Road are located to the south side of the application site. The raised ridge height would maintain the same eaves height, roof pitch and span and would not appear overbearing or oppressive to the occupiers of the flats. There are no openings above first floor level to these flats and there would be no loss of light as a result of this proposal. The roof light proposed to the side would serve a bedroom but would look out across the roof of No.12 and would not result in overlooking or loss of privacy.

No.21 Grafton Road is to the rear of the site with a relatively small gap between the rear elevations of about 10.5m. For this reason the large rear dormer as originally proposed was considered unacceptable due to the close proximity of the rear windows at No.21. The application was amended and the rear dormer removed from the proposal. The valley of the roof would be infilled creating a hipped roof to the rear and flat roof on top. The raised ridge height would not affect the flats in terms of overshadowing or loss of light and would not be overbearing or oppressive due to the hipped roof form. The roof lights to the rear serving a bedroom and bathroom would not result in any significant overlooking over and above that which would be reasonably expected in a built up area such as this.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching tiles
4. Obscure glazing to dormer window
5. No additional openings to roof of extension

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: Amanda Haslett Date: 04/10/23

Authorised by: Jo Morin Date: 05.10.2023

Expiry Date - 15/08/2023