# Development Control – Delegated Officer Report

**Application Number: AWDM/1381/23 Recommendation: Approve**

**Site:** **12 Hythe Road, Worthing**

**Proposal:** **Retrospective Application to Vary Condition 1 of previously approved AWDM/2107/21 for proposed first floor side extension over existing garage and part two storey and part single storey rear extension and associated alterations. New front bay window and alterations to porch. Amendments: Re-covering of entire roof using natural slate; replacement of UPVC windows with grey painted timber windows and doors; rendering external walls; additional conservation style rooflight to the landing; reduced size of rooflights on single storey rear extension and fenestration changes to side extension.**

**Site visit: 21.11.2023**

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Proposal, Site and Surroundings**

The application site relates to a detached two storey house located on the north side of Hythe Road. Permission was granted in 2022 for the construction of a two storey rear extension, single storey extensions to the rear, first floor extension extending over the side garage, a porch extension and new front bay window. Application AWDM/2107/21 refers.

Amendments to the design are sought as a variation to the approved plans condition 1 of AWDM/2107/21. The application is retrospective. The amendments are described in the planning statement as follows:

*i) Due to the condition of the existing roof it had to be removed completely and a new natural slate roof which matches many properties in the surrounding area installed.*
*ii) The existing UPVs windows had to be removed and to improve and aesthetics of the proposed extension/ refurbishment a more traditional painted timber window were installed (Colour to be French Gray from Farrow and Ball).*
*iii) The property was rendered complete in the same colour of the original house.*
*iv) An additional conservation style rooflight has been added to the landing.*

In addition to the above revisions the drawings also indicate changes to the size of the rooflights in the rear extension (reduced) and changes to the size of the (east) side window (reduced), east side door design/position, the design of the rear patio doors, and front door configuration altered. The applicant has agreed to a revised description to reflect the proposals.

The overall size, form and general design would remain as previous approved, although a revised layout is indicated which includes a pantry at ground floor level and removal of internal walls between bedroom 3 and 4, with 3 bedrooms in total.

Drawing number 2021.352.02 Revision D would replace the approved drawing number 2021.325.02 Revision B with all other approved plans remaining as per the previous permission.

**Relevant Planning History:**

As above

**Consultations:**

None relevant

**Representations:**

Ten representations have been received in support of the application from residents in Hythe Road and Grand Avenue citing the following reasons:

- Every house in the street differs in appearance
- Changes are in keeping with nearby properties, complementary colours/materials
- Changes to No.12 have improved/enhanced the house/streetscene, high standard/care/attention to detail

One representation has been received from a resident in Valerie Road initially objecting to the proposals on the following grounds as summarised:

- Grey slate finish is out of character with no slate roofs in Hythe Road and limited examples in local area
- Brick feature at base/ part render and part brick is common in Hythe Road. Fully rendered finish is out of keeping with no justification provided
- White UPVC are dominant in the street. The green/grey colour would be out of keeping
- Front rooflight is out of keeping and is an unattractive visual distraction
- Changes are a departure from the appearance/character of the street, contrary to local and national policies which protect an area's design

However since reading the comments from neighbours the author has requested that their comments be taken as neutral, neither objecting or supporting the proposals, and commenting that the planning officer will give due weight to all neighbour and pubic responses.

**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**

The application proposes a variation to condition 1 of AWDM/2107/21, seeking to substitute the approved plans in order to regularise changes that have already been carried out to the design of the extensions and in the materials and finishes. The key considerations are the effects on the visual and residential amenities of the locality.

***Visual Amenity***

In terms of the materials used for the external walls and roof, although most other dwellings in the vicinity use a mix of brickwork combined with render, and with clay or red/brown concrete tiles to their roofs, there is no specific uniformity in the streetscene with some variety in the design and detailing of individual dwellings. The use of painted render and slate roof is a traditional mix of materials which can be seen in the wider area. The detailed design has retained timber detailing to the front gable and similar detailing to the porch which is sympathetic to the appearance of nearby dwellings. In this context the materials/finishes are not considered to be harmful to visual amenity

The changes to the window and door detailing include the introduction of painted timber windows which have a traditional appearance and appear sympathetic, and the rooflight window installed in the front roofslope does not dominate. Given the variety seen in the design of nearby dwellings and in the use of materials, the proposals would not cause any significant harm to visual amenity.

***Residential Amenity***

The changes to the detailing of windows/doors and materials/finishes of the extended dwelling would not cause any significant impact to the amenities of neighbouring occupiers.

The introduction of a rooflight window to the front elevation, which has replaced a former front window over the staircase/landing, would not cause any significant impact to residential amenity given its high level, the position on the front elevation facing the street, and relationship with neighbouring dwellings.

The changes to the rooflights in the rear extension results in a reduction in their size and would not cause any significant threat to residential amenity.

The alterations to the fenestration also include a smaller side window and altered position/design of the door in the east side elevation. This would have a similar relationship with the neighbouring dwelling as the approved scheme. The previous approval required obscure glazing for the side window but with Condition 4 specifically refering to the ‘utility room’ window. As the layout has altered this window would now serve the ‘pantry’ and so a revised condition is recommended to reflect this change.

**Recommendation**

**APPROVE** the variation of condition 1 of planning permission AWDM/2107/21 subject to conditions:-

1. Permission relates to approved plans
2. Standard time limit – 3 years from to 14.02.2022
3. Materials as indicated
4. Obscure glazing etc (east side pantry window)
5. No further windows (east and west elevation)

**Informative**
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: 11.12.2023

Authorised by: Jo Morin Date: 11.12.2023