Expiry Date - 16/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1760/23 **Recommendation – APPROVE**

Site: **14 Latimer Road Worthing West Sussex BN11 5EP**

Proposal: **Rooms in roof consisting of enlarged/extended front dormer, rooflights to sides and rear, enlargement/extension of front entrance porch, white render and timber cladding to external walls, new grey roof tiles, replacement of existing windows and doors including modifications to openings.**

Date of site visit: 13/02/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Latimer Road within a residential area of Worthing, close to the seafront. The property comprises of a detached bungalow with brick elevations and a hipped roof with small box dormer to the front and integral garage. The building is set back from the road behind a low wall and parking area to the frontage.

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

Proposal

Planning permission is sought for enlargement of the front dormer to be finished in timber cladding, roof lights to the sides and rear, extension of the front porch to be finished in timber cladding, white render to the elevations, new roof tiles and replacement windows and doors throughout in anthracite grey UPVC.

The existing front dormer would be enlarged from approximately 1.65m wide x 1.4m high x 1.15m deep to 3.1m wide x 2.35m high x 2.55m deep, finished in timber cladding and with a new window inserted to the front.

The existing front porch would be demolished and replaced with a new front porch measuring approximately 2.6m wide x 2m deep with a flat roof of 2.7m high. The porch would be finished in timber cladding to match the proposed dormer with a composite front door.

A new roof light would be added to the rear (north) elevation and to the side (west) elevation and two to the side (east) elevation. All roof lights would be positioned so that the bottom sill is above 1.7m from finished internal floor level.

The brick elevations of the building would be replaced with white render and the brown roof tiles replaced with grey tiles. The white UPVC windows and doors would be replaced with anthracite grey UPVC throughout with some changes to the configuration of openings at ground floor. The rear sunroom and external chimneys would be removed.

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 2023)
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 surrounding street scene is varied in character with two storey detached and semi-detached houses, bungalows and a three storey block of flats. Materials, design and roof form differ and there is no predominant characteristic to the street scene other than low brick walls forming the boundaries to most sites. The building line is reasonably consistent other than for the bungalow at No.8 (to the east) and Anchor Lodge (to the west) which both project further forward in their plots. The application property is flanked on each side by two storey houses and although clearly visible from the road, it is less prominent due to its lower eaves and hipped roof form which recedes back behind the front elevations of the adjacent houses.

The enlarged dormer to the front would still remain in proportion with the main roof and would not appear overly dominant or overwhelm the roofscape. There are several examples of front dormers within the immediate street scene which vary in size and form. The use of timber cladding would provide a high quality finish and would complement the general updating of the property with render,

grey tiles and grey windows and doors. This is a common combination of materials used in the wider area. The timber cladding provides a more attractive finish than composite cladding although it is noted that several properties to the west of the site have composite cladding to the elevations. The dormer in this position, set back behind the two storey walls of the adjacent houses would not appear visually intrusive or represent a discordant feature in the street scene.

The proposed porch would be reasonably small in scale and would match the timber cladding proposed for the dormer providing a cohesive design for the property as a whole. The small projection beyond the front of the building of around 0.55m is considered acceptable for a porch and would not disrupt the rhythm or layout of development in the area.

The change of materials from brick to render, brown tiles to grey tiles and white UPVC windows and doors to anthracite grey would complement each other and the addition of timber cladding would provide a more contemporary appearance for the property. The materials would not appear out of keeping in the wider street scene which has a varied character. Changes to the configuration of openings would provide more balanced elevations to the front and rear and would not introduce any new openings to the sides.

The rooflights would not be excessive in size or quantity and would not appear visually intrusive on the roof slope or have any adverse impact on the character of the property.

The works are considered to enhance the appearance of the property and there would be no 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.12 and 16, opposite the site at No.5 and to the rear at No.15 Aglaia Road.

There are no additional openings proposed to the sides at ground floor level. The proposed rooflights serving the loft space (stairs, bedroom and ensuite) would be positioned so that the bottom sill is above 1.7m from finished floor level, therefore preventing overlooking. There are no first floor windows to the side of No.12 and those to the side of No.16 serve a bathroom and stairs and would not suffer any loss of privacy. The enlarged dormer and porch to the front would not result in any overshadowing or loss of light to these neighbours.

No.5 is located opposite the application site and is separated by the road and a gap of about 29m. This property also has a front dormer and the enlargement proposed to No.14 would not increase or exacerbate any overlooking. At this distance there would be no significant harm.

The only new opening to the rear is a single roof light positioned above eye level and serving a walk in wardrobe, a non-habitable room. This roof light

would be over 20m from the neighbours to the rear and would not result in any overlooking or loss of privacy.

The changes to the external materials would not adversely affect neighbours.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified

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:	Amanda Haslett	Date:	14/02/24
Authorised by:	Louise Prew	Date:	14/02/24