Expiry Date - 01/03/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/0023/24** **Recommendation – APPROVE**

**Site:** **23 Hollingbury Gardens Worthing West Sussex BN14 0EF**

**Proposal:** **Revised design to previously approved application AWDM/0920/23 for roof alterations, dormers, rooflights, rear and side single storey extension and outbuilding. Amendment: Proposed gable end with glazing to west elevation and alterations to rear doors/windows to single storey extension.**

**Date of site visit:** Previous application July 23

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

The site is located to the west side of Hollingbury Gardens within a residential area of Worthing. The property comprises of a detached bungalow with pebble dash finish, a brick plinth and tiled hipped roof with uPVC windows and doors. The property is set back from the road behind a low wall, front garden and driveway leading to the attached garage to the south side. There is a large garden to the rear.

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

**Proposal**

Planning permission was granted under application AWDM/0920/23 for rooms in the roof consisting of a hip to barn end to east elevation, pitched roof dormers to the north, west and south elevations including roof lights to the north and south elevations, a single storey side and rear extension and proposed garden room outbuilding.

Planning permission is sought for amendments to the approved scheme to include a gable end with glazing to the west elevation and alterations to the rear doors/windows to the single storey extension.

The dormer to the rear west elevation approved by the previous application would be omitted and a new hip to gable extension constructed. The roof extension would be finished in slate effect roof tiles to match the rest of the new roof and would have Cedar timber cladding to the gable with feature glazing to the rear. An additional rooflight is proposed to the north side elevation.

The windows/doors to the rear elevation of the approved single storey extension would be reconfigured by moving the doors to the centre.

**Relevant Planning History:**

AWDM/0920/23 - Rooms in roof consisting of hip to barn end to east elevation, pitched roof dormers to north, west and south elevations including roof lights to north and south elevations, and single storey side and rear extension. Proposed garden room outbuilding – Approved

**Consultations:**

***Environmental Health*** - No comments in response to this change.

**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**

The principle of development has been agreed and approved by the previous planning application. Consideration of the current application is limited to the proposed amendments to the roof and windows/doors and the resulting impact on visual and residential amenity.

***Visual Amenity***

The previous application approved a gable with barn hip to the front of the property. The addition of a gable to the rear would be much less prominent in the street scene. Various roof extensions have been carried out in the area and the proposed rear gable would not appear out of keeping in the wider street scene. Views of the rear gable would be possible from the road to the front but due to the set back position of the gable this is not considered to appear dominant or intrusive in the street scene.

The proposed changes to windows and doors to the rear single storey extension would not be visible from the surrounding area and would not have any detrimental impact on visual amenity.

There would be no adverse impact on the visual amenities of the locality as a result of the proposed amendments.

***Residential Amenity***

The most affected neighbours are those to the sides at No.21 and 25 and to the rear at No.24 and 26 Cissbury Gardens.

No.21 located to the south of the application site, has been extended into the roof with raised barn ended side gables and rear dormers. It also has a single storey rear and side extension adjacent to the shared boundary. The proposed hip to gable extension would not project any further to the rear than the existing roof and would not appear overbearing or oppressive to the neighbours or result in any overshadowing or loss of light. No additional openings are proposed to the south side and there would be no overlooking or loss of privacy as a result of the proposed amendments.

No.25 is located to the north of the application site and is positioned about 5m further back in its plot than No.23. There is a window to the side of No.25 however the proposed gable would not extend as far back as this window and would not diminish light to the neighbour's property. The proposal is not considered to appear overbearing or oppressive to the neighbour or result in any significant additional overshadowing. An additional roof light is proposed to the north side however this would be positioned so that the bottom cill is above 1.7m from finished floor level therefore preventing overlooking to the neighbour's property.

The rear elevations of No.24 and 26 Cissbury Gardens are over 50m from the proposed rear gable and at this distance would not cause any adverse impact of overlooking or loss of privacy.

There would be no additional detrimental impact on the residential amenities of adjacent occupiers as a result of these amendments.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials/natural timber for gables and dormers
4. No new openings to side elevations of extension
5. Side dormers to be fixed shut below 1.7 m and obscure glazed.
6. Side rooflights positioned a min 1.7 m off FFL.
7. Garden building incidental purposes only

**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.

Expiry Date - 01/03/2024

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

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| Case Officer: | Amanda Haslett | Date: | 22/02/24 |
| Authorised by: | Jo Morin | Date: | 23.02.2024 |