Expiry Date - 02/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0731/24 **Recommendation – APPROVE**

Site: **24 The Plantation Worthing West Sussex BN13 2AJ**

Proposal: **First-floor side extension above existing garage, new front, rear and side dormers, single storey rear extension, extended garage and front bay window, cladding to dormers and front gable.**

Date of site visit: 08/07/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of The Plantation within a residential area of Worthing. The property comprises a T-shaped chalet bungalow with render and mock Tudor detail to the elevations and a tiled pitched roof with gables to the front, rear and west side and dormers to the front, rear and east side. There is an attached garage to the west side with a flat roof and a small extension and conservatory within a good size garden to the rear. The property is positioned far back in its plot with a large garden to the front behind a low wall to the front boundary. The driveway extends the full depth of the frontage leading up to the attached garage.

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 a single storey rear extension, first floor side extension, new front, rear and side dormers, alterations to front bay window, a garage extension and cladding to the gable and dormers.

The bay window to the front would be extended down to ground level to the same projection as existing.

The existing garage wall to the west side would be demolished and rebuilt set in from the boundary by approximately 0.3m and the side garage walls extended 0.7m to the front, (to the same depth as the front gable) with a recessed garage door. The existing workshop to the rear of the garage would remain as existing.

A single storey sunroom would be constructed to the rear measuring approximately 1.9m deep x 5.1m wide, infilling the gap between the existing

rear utility room extension and rear workshop with a flat roof of the same height as the workshop.

The proposed first floor extension above the garage would continue the west wall up following the same alignment of the rebuilt garage below, to form a barn hip roof. The ridge and eaves height would match the existing roof. The first floor extension would measure approximately 3.25m wide x 6m deep and accommodate a master bedroom and ensuite.

The existing flat roof dormer to the front would be removed and two new pitched roof dormers constructed, measuring approximately 2.5m wide x 2.85m high x 2.5m deep, matching the pitch of the front gable and evenly spaced across the roof. The front dormers would serve the master bedroom.

The flat roof dormer to the rear would be removed and replaced with two interconnecting crown roof dormers each measuring approximately 3.45m wide x 2.65m high x 1.5m deep. The dormer windows would be obscure glazed and serve an ensuite and dressing table within the master bedroom.

The small dormer to the east elevation would be replaced with two flat roof dormers positioned each side of the chimney breast and measuring approximately 2.7m wide x 2m high x 2m deep. The dormer windows would be obscure glazed and both serve ensuites to bedrooms 2 and 3.

All existing and new walls would be finished with a smooth beige colour render and the dormers and front gable finished in grey weatherboard cladding. Roof tiles would match those used on the existing building.

The application has been amended to move the west side wall in from the boundary, change the roof form to a barn hip, reduce the size of the dormers and separate in to two to the front, side and rear and add obscure glazing to the rear dormers.

Relevant Planning History:

06/0189/FULL - Erection of a single storey extension to side elevation, conservatory to rear elevation and replacement dormer to side elevation - Approved

99/00015/FULL - Proposed dormer roof extension to rear elevation - Approved

Consultations:

None required

Representations:

One representation received:

Revised plans

No objections to the latest plans and happy with the new solution to improve privacy of having obscured windows in the 2 rear windows of new first floor. However, we would also be happy to discuss with the owner/s in regard how we can further improve each other's privacy, maybe via some further border shrubs/trees (happy to plant our side if needed) and as long as they are kept maintained (e.g. no higher than 4m).
Additionally as mentioned in previous comment, we do have some concerns in regard to noise and privacy during the works. Thus can we kindly ask that the works are NOT carried out early Saturday mornings (e.g. after 10am is fine) and not on Sunday's please?

Original plans
We would need to review the detailed plans and design for more information, but based on the info so far that a new first floor side extension will be added above existing garage. We have concerns that this would remove current privacy via any windows on the new extension first floor having views directly into the rear of our property (e.g. Garden, Kitchen dining area and first floor bedrooms). It would also potentially restrict natural sunlight to rear of our property which is south facing. Noting also that both privacy and naturally is further impacted by the close proximity of properties due to short length of rear gardens. We also have concerns around noise for when works will be carried out based on previous works and kindly ask they are not carried out on Saturday AM and Sunday's.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 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 north side of The Plantation has an eclectic character with properties of various design and form and no distinguishable building line to the front or rear. Predominant materials are brick, tiles and render however there are many examples of cladding within the street scene.

The application property is clearly visible from the road due to its wide, open frontage and the proposed first floor extension, front and side dormers would all be visible.

The original design as submitted was overly dominant with a full gable to the first floor side extension and large flat roof dormers to the front and side that

were considered dominant and intrusive in the street scene. The revised proposal has a more subsidiary appearance where it has been brought in off the boundary and with a barn hip to the side. No terracing effect would occur as a result of an extension at first floor close to the boundary, due to the position of the neighbouring house (west) which is much further forwards in its plot. Several other houses further to the east of the application property extend out to the boundary to one side and there would be no disruption to the rhythm and layout of development in the area. The additional bulk of the roof extensions is not considered excessive and the proposals would retain the existing building as the dominant form with its front gable and linear roof form to the side.

The front dormers are of a significantly improved design, split in to two rather than one long dormer and with a pitched roof matching the pitch of the front gable. The dormers are evenly spaced across the roof slope and would not dominate the roofscape or detract from the character of the street scene in which there are several examples of front dormers.

The side dormers have also been changed from one long dormer to two dormers evenly spaced on each side of the chimney stack. The windows to these dormers have been realigned to match the rest of the windows at first floor level, improving the previous unbalanced appearance. The side dormers are still large however it is noted that there are several examples of dormers of a similar size and form to the side of other properties in the area.

The proposed rear dormers have also been reduced in scale and although still large, these elements of the proposal are not visible from the road and would therefore have no adverse impact on the character of the area.

The rear extension would not be visible and is small in scale and would have no adverse impact on its surroundings.

The use of cladding to the dormers and front gable would be consistent with other properties in the immediate street scene and would not appear out of character in the locality. Updating the rough render to smooth render would enhance the appearance of the property.

The small front extension of the garage walls would align with the front gable and would have a recessed door. The existing bay windows to the front extend further out than this and the proposal would not appear dominant or intrusive.

The revised scheme although substantial is not considered to have any significant adverse impact on the character of the property or the visual amenities of the locality.

Residential Amenity

The most affected neighbours are those to the sides at No.22 and 26 The Plantation and to the rear at No.27 and 29 Goodwood Road.

No.22 is located to the east side of the application property, separated by a gap of about 3m to the boundary and a high fence. There is a dormer to the side of the neighbour's property which looks on to the existing side dormer and roof slope to No.24. The proposed dormers to this side would serve ensuites and would be obscure glazed and fixed shut below 1.7m to avoid overlooking or loss of privacy to the neighbours.

No.26 is located to the west side and separated by a high fence to the boundary and is positioned much further forwards in its plot. The existing garage at the application site appears to slightly overhang the boundary which is adjacent to the rear garden of No.26. This side wall to the garage would have required rebuilding to support a first floor extension and therefore the opportunity has been taken to move this wall slightly further in off the boundary so that the extension is contained fully within the application site. The expanse of vertical wall to this side has been reduced by adding a barn hip and this is considered to considerably reduce the impact of the extension on the neighbour and together with the increased gap to the boundary, would not be considered to appear overbearing or oppressive. There would be no significant overshadowing to the neighbours garden and there are no openings to the side of the neighbour's property that would be adversely affected by this proposal.

No.27 and 29 are located to the rear of the site and there is a gap of about 20m between the rear elevations of the properties on Goodwood road and the proposed dormer windows to the application property. These dormers would serve an ensuite and dressing area and as the main windows serving the bedroom area are to the front of the property it is considered appropriate to obscure glaze the rear windows to prevent overlooking to the properties at the rear. The single storey extension would not affect these occupiers.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application subject to conditions to secure obscure glazed windows to the side and rear dormers.

It is not the Council's normal practice to impose planning conditions restricting hours of construction in relation to householder developments and this is considered to be a private matter to be discussed between neighbours.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. No openings to west side elevation of extension
5. Side and rear dormer windows to be obscure glazed/fixed shut below 1.7m

Informative

Expiry Date - 02/08/2024

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? Y

Case Officer: Amanda Haslett Date: 30/08/24

Authorised by: Jo Morin Date: 30.08.2024