Expiry Date - 20/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1031/23 **Recommendation – APPROVE**

Site: **44 Ashdown Road Worthing West Sussex BN11 1DE**

Proposal: **Hip to gable roof extension, rear dormer, front roof lights and alterations to fenestration including additional windows to sides.**

Date of site visit: 30/08/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Ashdown Road with the rear gardens of the houses at Sussex Road backing on to the side of the application property, separated by a path. The site is within a predominantly residential area of Worthing. The property comprises of an end of terrace, two-storey house with rendered elevations, a tiled hipped roof, rear outrigger and small rear garden. The property is set back from the road behind a low wall and small front garden with pedestrian access. There is a path to the south side of the house which leads to the rear gardens of the terrace. Parking is on street to the front of the property.

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 hip to gable extension, rear dormer, front rooflights and alterations to fenestration including obscure glazed windows to the sides.

The roof would be extended to the south side of the building to form a gable roof in line with the existing ridge of the building. The extension would be finished in tiles to match the existing roof and three roof lights added to the front, serving the bedroom and ensuite.

The proposed rear dormer would measure approximately 4.3m wide by 2.2m high and 3.5m deep. The dormer would have two windows to the rear serving a bedroom and landing and would be finished in vertical tiles.

Two rooflights would be added to the existing single storey rear extension and the fenestration changed. A new obscure glazed window would be added to the south side elevation at first floor, serving the landing. A small window to the

first floor north elevation serving the bathroom would be enlarged and obscure glazed.

The application has been amended to remove the French doors and balcony originally proposed to the rear and to reduce the scale of the rear dormer and alter the windows to the dormer.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

Three objections received in response to the original plans:

- *This extension/dormers will be directly in front of my kitchen/bedroom window blocking my view and sunlight. . All our back gardens are incredibly close together so we do not want to be looking at the side of a roof extension. Where will the roof lights be? Will this light be shining into our gardens? Also will there be a window to the side roof extension if so I object to that as will be looking into my garden. Are there plans to look at rather than just a description?*

- *I have lived at my property for 10 years next month and I enjoy a view from my kitchen and garden which is virtually unchanged for over 100 years. The proposal to install a balcony with this large frosted glass panel would spoil my view and would be an oppressive and dominant presence when in my garden. It is totally out of character with the age and style of the building and if approved, would set a precedent for future structures to be erected. How can the council, in future, ensure, particularly with a change of ownership, that the frosted panels are not removed and replaced with clear glass or bannisters, which would mean my garden would be completely overlooked. I am also worried that this proposal would affect the resale value of my property as it would put off potential buyers*.

- *This development would change the character of the house, changing the great view which we currently enjoy and could encourage others to make similar requests. The change would look like a full extension to the property.*

Two further objections received in response to consultation on the amended plans following removal of the rear balcony:

- *This extension/dorms will be directly in front of my kitchen/bedroom window blocking my view and sunlight. All our back gardens are*

incredibly close together so we do not want to be looking at the side of a roof extension. Where will the roof lights be? Will this let be shining into our gardens? Also will there be a window to the side roof extension if so I object to that as will be looking into my garden. Are there plans to look at rather than just a description?

- *I am unsure from the plans and the comments exactly what is being extended at the back of the property. If the extension is the full height of the building this will have a big impact on my view from my kitchen and back garden and will affect the light coming into the kitchen.*

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 street scene is characterised by terraced houses of similar design, form and scale with rendered elevations and two storey bays to the front. Some end of terrace properties in the area have a gable to the side and others such as the application property have a hipped roof.

The proposed hip to gable roof extension would follow the ridge and eaves of the existing building and be finished in tiles to match. The roof form would be consistent with existing roof forms in the area and would not appear out of keeping. Roof lights to the front are a common feature in the area and would not detract from the character of the area.

The proposed rear dormer is set down from the ridge, up from eaves and in from the sides of the roof and would be subsidiary in scale and form. As the property is an end of terrace with a gap to the south side, views of the dormer would be possible from the road however these views would be limited by the proposed gable roof and the set in of the dormer from the side of the roof. The dormer would not appear dominant or intrusive in the street scene. There are several much larger dormers in the surrounding area, most of which have been constructed under permitted development.

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 neighbours are the adjoining neighbour to the north at No.46, the terrace to the south side at No's.1 to 5 Sussex Road and to the rear (east) at No.1 Stanley Road.

The only aspects of the development affecting No.46 are the rear dormer and proposed enlarged first floor side window. The proposed dormer would not result in any overshadowing or loss of light to No.46 and would not appear overbearing or oppressive to the neighbours. There are no roof windows to No.46 and the windows at first floor to the south side are small, serving non-habitable rooms. The proposed dormer would not result in any increase in overlooking to the neighbour's house or garden. The enlarged window at first floor to the north side facing No.46 would be obscure glazed and serve a bathroom and would not result in overlooking or loss of privacy.

Of the terrace to the south No.1 and 2 are most affected by the proposed hip to gable extension. There is a gap of approximately 7m between the rear outriggers to Sussex Road and the gable extension proposed at No.44. The spacing between houses in this area is fairly tight particularly in regard to the houses to the south where the shallow rear gardens of Sussex Road face the side of the No.44 and No.1 Stanley Road. It should be noted that the property at No.1 Stanley Road has a gable to the side which is exactly the same distance from the houses on Sussex Road as the proposed gable at No.44, although this gable appears to be original. The proposed gable and rear dormer to No.44 are to the north of the adjacent terrace and would not result in overshadowing or loss of light to these properties. The first floor windows to the rear outriggers at No.1 and 2 Sussex Road that would be most affected by the hip to gable extension and dormer both serve bathrooms and as non-habitable rooms the development would not appear oppressive or adversely affect outlook from these windows.

The only new opening proposed to the south side elevation of No.44 is a first floor window serving a landing. This window would be obscure glazed and serves a non-habitable room and would not result in any overlooking to the house or garden of No.2 and 3 Sussex Road. The windows to the proposed rear dormer consist of a landing window and a bedroom window. The landing window is closest to the properties to the south and no detrimental overlooking would occur as a result of a window serving a non-habitable room, in this position. The bedroom window situated further north on the roof would only allow oblique views of the rear gardens further along the terrace at Sussex Road and would not result in any significant overlooking to these properties. The proposed rear windows to the dormer would not exacerbate any existing level of overlooking possible from the existing first floor rear window.

The first floor window to the rear outrigger at No.1 Stanley Road is approximately 20m from the proposed bedroom window to the rear dormer. At this distance, in an urban context such as this, there would be no significant overlooking or loss of privacy to these occupiers.

It should be noted that following the removal of the rear balcony from the proposal, all of the works now proposed could be carried out under permitted development.

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 materials
4. Obscure glazed windows to sides
5. No additional openings to side elevations of building or 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? Y

Case Officer: Amanda Haslett Date: 20/10/23

Authorised by: Gary Peck Date: 20 October 2023