Expiry Date - 01/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0314/24 **Recommendation – APPROVE**

Site: **1 Greyfriars Close Worthing West Sussex BN13 2DR**

Proposal: **Loft conversion including hip to gable and rear dormer and windows to west side gable and dormer.**

Date of site visit: 11/04/24

Neighbours checked: Y

Additional neighbour notifications: Y – 28 Rogate Road, 41, 43 and 45 Ashacre Lane. Neighbours re-consulted on amendments.

Site and Surroundings

The site is located to the north side of Greyfriars Close, at the junction with Rogate Road within a residential area of Worthing. The property comprises a semi-detached bungalow with brick elevations and a tiled hipped roof. The property is set back from the road behind a low brick wall and front garden with parking for several vehicles on the drive. There is a conservatory and large garden to the rear enclosed by a high fence. To the west side there is an access road leading to a block of garages to the north-west.

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 loft conversion including hip to gable and rear dormer.

The roof would be extended to the west side from a hip to a gable following the ridge line of the existing roof. The gable extension would be finished in tile hanging and a window serving the kitchen, inserted to the gable end. Three roof lights are proposed to the front.

The proposed rear dormer would measure approximately 7.05m wide x 4.15m deep x 2.8m high. The dormer would be finished in tile hanging with two windows to the rear serving a bedroom and office and a window to the west side serving a bathroom.

The loft conversion would provide a kitchen/living/office space, 2 bedrooms and a bathroom for occupation by the owner's son. The main access would be relocated from the side of the building to the front. The proposal does not intend to form two separate units of accommodation and access will remain between the ground and first floors and conditioned as such. The office is intended as

a home office and does not imply any trade or business use or associated activity.

The plans have been amended to reduce the depth of the dormer so that it does not project out above the rear extension, and to reduce the width of the dormer to bring it in from the sides of the building. Materials have also been updated from Cedral boarding to tile hanging.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

A total of 6 objections received in response to the original pans and 4 objections to the amended plans as summarised below:

Original Plans – 6 objections

No.17 Greyfriars Close
I wish to raise objections to the proposed planning application relating to the proposed design, overdevelopment, highway access and parking.
The Close is made up of 19 single level dwelling bungalows, mainly detached or linked detached but includes six semi-detached bungalows of which Number 1 is, attached to Number 2 Greyfriars Close. Over the years some of the bungalows have built into the roof spaces but have retained the original roof line of the properties. Some bungalows have also been extended at ground floor level but have either included flat roofs or pitched roofs in keeping with the original line of the existing roofs, retaining the appearance of single level dwellings.

The proposed loft conversion would extend the roof line to such an extent that the size and scale in relation to the host dwelling would be harmful to the character and appearance of the bungalow. The dormer on the North elevation, being overly large and prominent, will dominate the existing building altering the appearance of the bungalow representing incongruous features being harmful to the appearance of the bungalow. If approved, it would set a precedent amounting to overdevelopment in the Close impacting local amenity and character.

I believe that the rationale for this planning application is to provide a residential annexe for some relatives. If this is the case, then my understanding of the Worthing Local Plan 2020-2036 section 5.67 is that 'such annexes should be ancillary to the main dwelling both in scale and range of accommodation and facilities and must not assume a detached or independent identity by design or sub-division of the curtilage of the main dwelling'. I would suggest that the

design and scale of the loft conversion assumes an independent identity of a two-bedroom flat. In fact, with the simple addition of an adjacent front door, to the existing proposed front door and a minor alteration to the proposed hall area the property could be easily converted into two self- contained two-bedroom flats.

Highway access and parking - Greyfriars Close is accessed from Rogate Road, the junction being located on a sharp bend in Rogate Road. The roadway in Greyfriars Close is a relatively narrow carriageway but does afford access for up to two passing vehicles. Parking for tradesmen and visitors to the Close can be an issue as it restricts the flow of two-way traffic and any parking in the road is limited due to access to the various property driveways. Residents who live in Rogate Road often use the entrance to the road in Greyfriars Close as an overspill parking area. The driveway entrance for number 1 Greyfriars Close is located on the junction and due to the single driveway on the property it restricts manoeuvrability of more than one vehicle. Which results in visitors and residents frequently leaving vehicles parked in the roadway. Increasing the scale of the property and thereby the number of occupants will inevitably result in an increase in both resident traffic and visiting traffic to the property exacerbating the existing highway access and parking issues.

No.2 Greyfriars Close
We are attached to number 1, we object to the proposal and have laid out our concerns below:

Highway safety, traffic & parking- The applicant indicated to us that the proposed loft conversion is to allow for he and his son to move into the property, an increase in occupancy from 2 to 4. On occasions when they visit the property it does impact the parking in the close. Greyfriars Close is a small single entry / exit close of 19 single storey dwellings, parking on the close makes accessibility into the close challenging. This is a concern should an emergency vehicle need access to the close.

Noise, Disturbance, Traffic & Smells - Greyfriars Close is a quiet close with many elderly retired residents. There is a concern on noise levels attached to 1 Greyfriars Close due to increased occupancy and a younger age profile. Furthermore on the proposed plans one of the rooms is earmarked as an office, there is a concern on footfall and disturbance during the day should the property be used to conduct a trade.

Design, appearance, materials, character - It is understood from a conversation with the applicant that the intention is to use grey tiles on the roof which is not in keeping with our tiles, nor that of any properties in Greyfriars Close (they are red.)

Overlooking, loss of privacy and light - This is a significant concern as our bedroom, which is at the rear of the property, will be significantly compromised in terms of natural light. The outside seating area by our bedroom will also lose considerable natural light and will be overshadowed by the proposed development. Photographs have been submitted. Our garden, currently used

for respite will be significantly overlooked, we will no longer be able to use this if the proposed planning application is approved.

The proposed development changes the levels of privacy significantly of our property as we are attached and it could deter future buyers who wish to live in a single dwelling that is not overlooked, particularly at a time when as a society we wish to keep our elderly population in their homes for as long as possible. We purchased a single storey dwelling in a single storey to ensure our privacy would be maintained in ageing years. The proposed planning application comprises that in a significant way.

No.19 Greyfriars Close
I would like to object to the application as the proposed redevelopment would be too large and not in keeping with the adjacent properties in Greyfriars Close. This is a quiet Close which almost exclusively contains single level dwellings.
In addition to the above, parking in the Close, too near it's junction with Rogate Road is frequently a problem. I am often required to enter Greyfriars Close on the wrong side of the Road which is not ideal due to the bend in the Close generating a blind spot. Any increase to current resident numbers at the property will undoubtedly add to the parking problem.

No.3 Greyfriars Close
This will set a precedent for the future in the close. Highway - This close has off set driveways therefore limited street parking, difficulty for dustbin collection, ambulance and other forms of services. The entrance to this close is on a bend on a very busy road that is already over used so would force people to park right up on the bend. There have been already a number of near misses. Therefore proper parking spaces would have to be provided so that each flat would access and exit without getting the other flat owner to move their car. This Close has always had a high proportion of elderly residents that have managed as a community to look out for one and other, this has allowed them to stay right till the end of their life.

No.4 Greyfriars Close
I would like to object to this planning application on the following grounds. The build is far too large, turning a semi-detached bungalow in to two flats then sets a precedent for the area. The spec. of the build is not in keeping with the area. The size of the build could cause subsidence to the adjoining property. By having a first floor flat any noise i.e. from music, television or generally moving around would transfer through the joists to the adjoining property causing a noise nuisance. Parking in the area is already a problem.

No.8 Greyfriars Close
We would like to object to the proposed development for two main reasons:
1. Currently residents and their visitors to 1, Greyfriars Close park close to the entrance and this causes problems when entering and exiting the Close. As there is no additional parking indicated in the plans this situation is likely to be exacerbated and increase the risk of collisions.
2. The proposed development is totally out of keeping with the existing properties in Greyfriars Close. Therefore, if this planning application was

accepted it could set a precedent for similar planning applications and lead to further developments which would not only impact on the character of the Close but also creating overcrowding in an already busy Close.

***Amended Plans* – 4 objections**

No.4 Greyfriars Close
I still object to this development. They are still changing a semi-detached bungalow in to a block of flats. The noise at night from the first floor flat will make the lives in the adjoining property absolute hell at night. The sound will traverse along the joists and in to rooms of number two.

No.2 Greyfriars Close
We have reviewed the revised plans and respect the minor changes made, most of which are aesthetic and do not address the objections that were raised previously. In addition to our previous objections we also have additional concerns regarding acoustic noise levels between the two lofts (as we are an attached property) and how this would carry into our day to day living/sleeping areas. In addition the proposed development into the loft is extensive and there is a risk of structural damage to our property. Our original objections remain.

No.17 Greyfriars Close
Having reviewed the revised plans I find that, there is a merely a modest reduction in the depth of the proposed dormer at the rear elevation in addition to some changes to the layout of the proposed internal rooms the scope of which remains the same. Overall, very little has changed in respect of the original proposal which underpinned my earlier comments and concerns. The amendments still provide for a self-contained two-bedroom flat in the roof plan amounting to overdevelopment. The rationale and concerns previously flagged up in respect of the Worthing Local Plan 2020-2036 section 5.67 remain. Finally, it will do nothing to negate or improve the concerns regarding highway access and parking.

No.8 Greyfriars Close
The changes don't go far enough and our original concerns still remain. This type of development i.e. 2 separate dwellings is not suitable for the close and sets the wrong precedent leaving the way open for other developers to do the same.

Officer response – Comments relating to loss of property value, personal details or details of ownership have not been included in this summary as they are not material considerations in the determination of an application.

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 site is located in a prominent position at a junction and is clearly visible in the street scene. The properties within Greyfriars Close consist of detached and semi-detached bungalows of similar scale, form and design with hipped roofs and a lower projecting hip or gable roof to the front. The only anomaly in this road is a two storey house at the east end.

The properties to the west in Rogate Road are of a different character consisting of semi-detached, two storey houses and a terrace of flat roof two storey houses. To the south there are detached, semi-detached and small terraces of two storey houses.

The application site is viewed in context with its immediate neighbours being a two storey house to the west and attached bungalow to the east.

The proposed hip to gable roof extension would follow the ridge height of the existing bungalow to form a gable to the west side. The gable roof form would be viewed in context with the house to the west which has a gable to the side and would not appear out of keeping with the wider street scene. The change of materials from cladding to tiles for the gable end would ensure that the appearance reflects the character of the existing building and surrounding development.

The proposed rear dormer has been reduced in depth by 1.65m so that it no longer projects beyond the eaves of the original house. The width of the dormer has also been reduced to bring it in away from the sides and to maintain a fascia to the west gable. The materials have been amended from Cedral cladding to tile hanging. These changes have resulted in a dormer that, although large, does not entirely subsume the roofscape of the building and is typical in scale, form and proportions to other dormers approved in the wider area. The change of materials to tile hanging would help the proposed dormer to assimilate with the existing roof, reducing its prominence in the street scene.

The proposed extensions (hip to gable and rear dormer) are a common form of development for this type of property and would maintain the appearance as a bungalow. The proposal would not result in a dominant or intrusive form of development and would not detract from the prevailing character of the street scene. The scale, form and design of the proposed dormer and hip to gable extension are similar to what could be achieved under permitted development.

Relocation of the entrance door from the side, to the front of the property would not detract from the character of the property.

The amended scheme is not considered to have a significant adverse impact on the visual amenities of the locality or the character of the street scene.

Residential Amenity

The most affected neighbours are those to the sides at No.2 Greyfriars Close, No.28 Rogate Road and to the rear at No.39, 41, 43 and 45 Ashacre Lane.

No.2 is the adjoining bungalow to the east of the application site and separated by a fence to the rear garden. The proposed rear dormer would be visible from the neighbour's garden but does not extend beyond the eaves of the original dwelling and would not appear overbearing or oppressive and to the north roof slope would not result in overshadowing to their property. The potential for views across the neighbour's garden would be increased as a result of the proposed bedroom and office windows to the rear however these views would mainly be directed across the applicant's own garden and in an urban context such as this are not considered to result in significant harm to amenity. Furthermore it is noted that a dormer to the rear could be constructed under permitted development without the need for planning permission and would have a similar outlook. The loft conversion would include a kitchen and living space as well as bedrooms and therefore it is considered appropriate to add a condition requiring suitable sound insulation to the party wall to protect the neighbour's amenities, even though they do not at present occupy the loft area. The use of the property would not change from a single dwelling and the upstairs would not be permitted to be used separately from the ground floor accommodation. The hip to gable extension would not affect this neighbour as this is to the west side.

No.28 is a two storey house to the west side separated by the access road to the garages at the rear and fencing to the boundary. There is a gap of approximately 6.8m between the side of the application property and that of No.28; this gap would be retained following the hip to gable extension. There is a first floor window to the side of No.28 that serves a landing and the only ground floor opening to the side is the entrance door. Due to the separation distance between properties and lack of openings to habitable rooms on the side of No.28 the proposed hip to gable and dormer would not result in overshadowing or appear overbearing to these occupiers. The proposed first floor windows to the gable end and side dormer would serve a kitchen and bathroom and although no direct overlooking would occur as a result of these windows, it is considered appropriate to add a condition for these to be obscure glazed and fixed shut below 1.7m from finished floor level to avoid any detrimental impact on the neighbour.

The gardens of the properties to the rear are approximately 30m from the proposed rear dormer and 50m from the rear of the houses. At this distance there would be no significant impact from overlooking or loss of privacy as a result of this development.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers subject to the specified conditions.

Parking

Ample parking space is provided on the existing driveway without the need for modification or expansion. This is sufficient to meet the demands of the property as a whole and the proposal would not increase demand for on street parking in the locality. There are no highways grounds to resist the development.

Other matters

Concerns have been raised by neighbours in relation to use of the property as two separate flats however this is not the case. The property will remain as a single dwelling albeit providing full living accommodation on both floors. This arrangement is similar to the creation of annexe for a family member within the property and can be considered in the same way. This type or arrangement between families is becoming more common recently due to the cost of living crisis and housing shortages. Appropriate conditions will be imposed to ensure that the accommodation cannot be occupied by anyone other than a family member and shall at no point be rented out as a separate unit of accommodation or separated from the ground floor. The accommodation on both floors would be accessed by a single entrance to the front and would be easily converted back to a typical layout when no longer required by a relative. The proposal is therefore considered to comply with the requirements of policy DM5 of the Worthing Local Plan with respect to residential annexes.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Obscure glazing to west side FF and non-opening below 1.7m
5. Ancillary accommodation for relative only as a single dwelling
6. Sound Insulation to party wall – loft level

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: 20/06/24

Expiry Date - 01/05/2024

Authorised by: Jo Morin Date: 21.06.2024