Expiry Date - 16/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1391/24 Recommendation – APPROVE

Site: 67 Rugby Road Worthing West Sussex BN11 5NB

Proposal: 3no. replacement roof lights like for like at the front and rear of the property.

Date of site visit: N/A

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is a first-floor flat within a semi-detached building located on the south side of Rugby Road as it curves to adjoin The Drive. The building comprises a total of 2No. self-contained flats, with the entrance doors to the respective properties located to the side of the building. The building comprises a contrast of smooth white render and tile hung elevations, a concrete tiled gable roof, and white coloured fenestration, except for the roof lights (2No. to the front and 1No. to the rear) which are finished in a grey colour. It is understood the roof lights serve a converted loft room which is used as a spare room/ wardrobe area. The property is set back a moderate distance from the public realm behind a shallow brick wall with piers and access gate/ pathway.

The property reflects the prevailing character of other properties within the locality in terms of scale and form with rear outriggers and deep and narrow plots, many of which appear to have been converted into flats, such is the case here.

Proposal:

Full planning permission is sought to remove the aforementioned existing roof lights to the front (2No.) and rear (1No.) and insert like-for-like replacements into the existing openings.

Relevant Planning History:

Planning permission granted at the application property for:

- Installation of two velux windows in front elevation of roof space in connection with use of roof space as additional bedroom under WB/0024/87, decision issued 02.02.1987.

Planning permission refused at the application property for:

- Formation of dormer window extension on front elevation under WB/0594/86, decision issued 02.06.1986.
- Conversion of existing two-storey house into 2 flats under WB/0272/63, decision issued 21.05.1963 (appeal allowed on 27.09.1963).

Consultations: None.

Representations: None.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 replacement roof lights would be like-for-like in all respects, utilising the existing openings, and would therefore have a negligible impact on visual amenity. In any event, front and rear roof lights are commonplace within the immediate and wider street scene.

The development would not be harmful to the character of the property nor the surrounding area.

Residential Amenity

The existing outlook from the windows would not change and no additional scale or bulk is being proposed. Thus, there are no residential amenity concerns.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit

Expiry Date - 16/01/2025

Informatives:-

1. 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: Jason Albon Date: 03.01.2025

Authorised by: Jo Morin Date: 03.01.2025