Development Control – Delegated Officer Report

Application Number: AWDM/0230/24 Recommendation: Approve

Site: 15 Vale Drive, Worthing

Proposal: **Single storey rear extension, enlargement of front porch, conversion of existing roof hip into a gable end and rear dormer to provide additional bedroom within existing loft space.**

Site visit: 18.04.2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a semi-detached bungalow located on the south side of Vale Drive, west of its junction with Hillview Road. No.15 is built up at a higher level to its neighbour to the east, where ground levels slope down from west to east, and floor levels of the neighbouring dwelling at No.13 to the east are set at a substantially lower level. No.15 has been extended to the rear with a lean-to/conservatory addition which has steps leading down to the lower garden level.

Permission is sought for the construction of a single storey rear extension following removal of the exiting lean-to and would measure approximately 7 metres in width and 4 metres in depth with a flat roof. A hip to gable roof extension and rear dormer extension is proposed which would measure approximately 7.4 metres in width. A rooflight window would be inserted into the existing front roofslope. To the frontage, an extension to the front porch is proposed which would result in a 1.5 metre wide by 2 metre deep porch with a flat roof.

Matching materials are proposed.

Relevant Planning History:
None relevant

Consultations:
None

Representations:
None received

Relevant Planning Policies
Worthing Local Plan 2020-2036: 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

Although a standard flat roof design is proposed for the proposed single storey extension, it would finish below the main eaves level of the bungalow and would be to the rear of the dwelling where it would not be readily visible in the streetscene or cause any significant harm to visual amenity given its position, scale and design.

The roof extensions would be large and would result in a somewhat bulky dormer extension but would be similar to those already constructed at the adjoining dwelling at No. 17 and other similarly large roof extensions can be seen at the more prominently sited dwelling at No.11 to the east. The loss of the hipped roof and formation of a gable would not have any unbalancing effect on this particular pair where the adjoining dwelling has extended similarly, and this element is set back behind the front projection where it would be seen as a particularly dominant addition. Although the dormer would be large it has been set in from the edges from the roof and in the context of other roof extensions it would not be prominent in the streetscene.

The front porch would be deeper than the existing structure and would extend further towards No.17, resulting in alterations to the front window configuration. However the new porch would remain reasonably modest in size, and the original window configuration and symmetry has already been altered at the adjoining dwelling with an extension to its own front porch which is wider than that proposed in this application. The overall visual impact would not be harmful in this context.

Subject to the use of matching materials, design and impact on visual amenity is considered acceptable.

Residential Amenity

The main impact as a result of the proposals would be to occupiers of the dwellings at No. 17 to the west, No.13 to the east of the site and those dwellings to the rear of the site in Hillview Road.

To the west side, the adjoining dwelling at No.17 has a large dormer extension at the rear and its own single storey rear extension which measures approximately 3.5 metres in depth. It has no side windows facing the application site, with main outlook to the rear. The proposed single storey extension would extend beyond the neighbours own rear extension but would be set in from the boundary and would not pose any significant threat to residential amenity given the relationship with No.17 and the size proposed. A stepped access is indicted with raised decking stepping down in level to allow access to the sloping garden. The higher level step area has been limited in height by the inclusion of an internal step within the extension but would be more

than 0.3m above the adjacent ground level. However this is limited in area and in its practical use, and set in from the side boundaries, but a condition for a screen on the west side would help protect privacy. The proposed roof additions would not cause any significant impact to the amenities of occupiers of No.17 given their size, position and relationship with this dwelling. A condition can be imposed to ensure no west side windows are installed in the interests of protecting privacy.

To the east, there is a separation distance of approximately 2.3 metres to the neighbouring dwelling at No.13 and this bungalow is positioned at a lower level due the changes in site levels. There are two windows in its side elevation facing the application site, both of which are obscure glazed and appear to serve the bathroom/wc and a kitchen window. There is also a rear extension that encloses the original rear kitchen and appears to be a separate rear room with outlook towards the rear and includes a glazed side door. The neighbours extension is larger than shown on the block plan provided. There is also a lean-to roof covering installed adjacent to the neighbours side door which abuts the boundary wall. The main roofslope at the application site is partially set back from No. 13 and so much of the bulk of the proposed extensions would be set towards the rear of No.13. The side gable wall would be opposite the neighbours kitchen window and would create some additional enclosure on this side particularly given the change in level but it is acknowledged that a hip to gable extension could be constructed as permitted development. The proposed roof extensions and alterations would not pose any significant threat to residential amenity.

Amendments have been sought to address issues of overlooking or by way of a condition requiring obscure glazing but the applicant has not agreed to this. However, no side windows are proposed in the new rear extension, those windows proposed would be in the existing side wall and would replace existing ground floor windows and a glazed door on this side, and ground floor clear glazed windows could be inserted as Permitted Development. One new window would be at a higher level and this would serve the staircase where the adjacent floor level would only be approximately 1 metre below the cill level but given that this will replace the existing side facing kitchen window of a similar size and that the new window would be similarly set back where it does not offer any view back towards the rear of the windows of the neighbouring dwelling, on balance this is considered acceptable. A condition to prevent further windows within the east side wall of the extension is recommended in the interests of protecting privacy.

Although the proposed rear extension is not particularly large, the relationship with No.13 with the alignment of the two dwellings and change in level is such that the impact of the rear extension would be exacerbated. However, given the position and the size of the neighbours own rear extension, and the separation distance it is considered that there would not be any significant impact in terms of loss of light or outlook.

The proposal would introduce first floor accommodation with windows facing south towards dwellings at the rear, but there are other similar examples and the relationship with dwellings to the south would appear reasonable with sufficient separation to avoid any significant impact.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. 1.7m high privacy screening (western edge of raised decking)
5. No further windows etc (east and west elevation)

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.

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

Case Officer: Rebekah Hincke Date: 30.04.2024

Authorised by: Jo Morin Date: 30.04.2024