Expiry Date - 01/07/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0584/25 **Recommendation – APPROVE**

Site: **64 Melrose Avenue Worthing West Sussex BN13 1PA**

Proposal: **Proposed first floor roof alterations to include an extension to the front dormer, a larger rear dormer and a hip to part-hipped side gable roof extension**

Date of site visit: 26.06.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached, mid-C20 hipped-roof, chalet bungalow located on the east side of Melrose Avenue within an established residential suburb of the town. The application property (and its attached half) is one of several examples in the street of this distinctive style of chalet bungalow where the roof accommodation is served by 'paired' front and rear dormers together with a side dormer as original features. In this case, the side and rear dormer have been enlarged to 'wrap around' the SE corner of the main hipped roof.

No.66 adjoins to the north. To the south No.62 consists of a semi-detached, mid-C20 hipped roof, 2-storey house.

The property is not listed, locally listed or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought to enlarge the roof accommodation by forming a part hip to side gable roof extension extending the existing main roof ridge 2.65m southward, widening the existing front dormer by 0.8m and remodelling the rear dormer to create a larger rear dormer 6.65m wide and 2.8m high. The side gable and enlarged dormers would be finished in plain tile hanging to match the existing. The application has been amended following discussions to provide a larger 'barn' hip and reduce the size of the proposed enlargements to the front and rear dormers.

Relevant Planning History: None

Consultations: None undertaken

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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 proposed side hip to gable extension will further unbalance the appearance of the existing pair. That said, similar works could be undertaken as permitted development. The original application submission has been amended so that the eaves height of the proposed side gable will be the same height as the flat roof of the front dormer which has increased the proportion of 'hipped' roof and improved its appearance.

The proposed front dormer extension as initially submitted was considered cramped in relation to the front-projecting component of the dwelling. The now modest increase in width of 0.8m will maintain a balanced composition to the front elevation, particularly in the context of the resulting larger roof mass.

The proposed rear dormer remains a somewhat large and ungainly feature on the rear elevation. A nominal reduction in width has been achieved to retain a 0.45m gap between the side cheek and the edge of the new side gable. It is apparent that several other chalet bungalows of this distinctive type in the road have achieved similarly large dormers, apparently undertaken as permitted development. On balance, the proposed rear dormer is set in sufficiently to prevent it appearing overly dominant and seen in the context of the 2-storey scale and massing of the neighbouring house to the south, it would not appear unduly intrusive or assertive within the street scene.

Residential Amenity

The most affected properties are those on either side.

The proposed part-hipped side gable will increase the 'bulk' and massing of the roof but is separated from the side elevation of No.62 to the south by the width of the driveways serving each property (approximately 7m overall). Windows in the side elevation of No.62 serve non habitable rooms and thus whilst the roof extensions would be clearly visible from this direction the impacts on daylight and outlook would not be unacceptable. The proposed

new window in the side gable will serve a bathroom and can be conditioned to be obscurely glazed.

The enlarged height and ‘bulk’ of the rear dormer would have some overshadowing impact on the nearest window in the (smaller, original) rear dormer of the attached chalet bungalow to the north (No.66) but the effect would not be so severe to warrant refusal on this ground.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Window in new side gable to be obscure-glazed with fanlight opening
5. No additional openings to side gable

Informative

Pro-active amendment

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

Case Officer: Jo Morin Date: 04.07.2025

Authorised by: Louise Prew Date: 04/07/2025