Expiry Date - 12/11/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/1192/24** **Recommendation – APPROVE**

**Site:** **21 Foxley Lane Worthing West Sussex BN13 3AB**

**Proposal:** **Proposed first floor rear extension over existing ground floor extension and means of escape roof light to West side elevation (Revisions to Approval AWDM/0616/24)**

**Date of site visit:** Previous application – 13/06/24

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

The site is located to the south side of Foxley Lane within a residential area in High Salvington. The property comprises of a detached chalet bungalow with rendered elevations, mock Tudor detail and a tiled barn hip roof. Land slopes from road level down to the south and the property is set back from the road behind a garden and driveway leading to a garage at the rear. The property has previously been extended with a single storey rear extension. There is a large mature garden to the rear which slopes down away from the house.

The property is not within a conservation area and is not a listed building. There are two protected trees within the rear garden neither of which would be affected by this proposal.

**Proposal**

Planning permission is sought for a first floor extension above the existing ground floor extension and a roof light to the west side. The application is an amendment to previously approved application AWDM/0616/24 for Proposed First Floor Rear Extension over Existing Ground Floor Extension, Dormer Window to East Side Elevation and Roof Lights to East and West Side Elevations

The proposed first floor rear extension would measure 3.7m deep x 7.3m wide (the same as the previous approval) with a pitched roof and barn hip to the rear to form a master bedroom within the roof. The amendment to the proposal consists of continuing the eaves and ridge line for the extension at the same height as the existing building instead of dropping these down by approx. 0.8m. This would result in an increase in head height for the master bedroom. The internal steps down into the master bedroom from the existing first floor level would remain as approved. The extension would be finished in tiles to match the main roof with tile hanging to the gable end and a Juliet balcony to the rear elevation.

The dormer to the east side elevation as previously approved under AWDM/0616/24 has been removed from this application. Permission has been granted by a Certificate of Lawful Development under AWDM/1193/24 for a dormer to the east side elevation and this can be implemented independently of (and is not reliant on) the development that is the subject of this application.

The roof light to the east elevation has been removed from the proposal. The proposed roof light to the west side elevation, serving bedroom 4 to provide a means of escape has been retained as per the previous approval.

**Relevant Planning History:**

AWDM/1193/24 - Application for a Lawful Development Certificate for a Proposed Dormer window to Side (East) elevation. To serve Landing and Bathroom – Approved

AWDM/0616/24 - Proposed First Floor Rear Extension over Existing Ground Floor Extension, Dormer Window to East Side Elevation and Roof Lights to East and West Side Elevations – Approved

**Consultations:**

None required

**Representations:**

None received

**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**

The principle of development has already been agreed by the previous application AWDM/0616/24. The key considerations are the additional effects on the visual and residential amenities of the locality as a result of the increased roof height of the extension.

***Visual Amenity***

The street scene has a semi-rural character with trees and hedges forming the predominant boundary treatment to the frontage. There is an eclectic mix of property style and form in the street scene and varying plot width. Materials are generally traditional consisting of brick, render and tiles. Properties to the

north side are elevated above road level and properties to the south are on lower ground.

The proposed first floor extension is to the rear of the property and therefore less visible from the road however this would still be seen through the gaps between houses. The depth and width of the extension would be the same as approved by the previous application however the extension roof would continue at the same ridge and eaves height as the roof of the existing building. The scale and form of the proposal due to its dimensions, barn hip roof and rear position would still be subsidiary to the main building even without the drop in height and would not appear dominant or intrusive in the street scene.

It is noted that the revised drawings for this application refer to the rear gable end being finished in vertical tile hanging or composite cladding. The previous approved application referred to vertical tile hanging only. It is important that the materials of the proposed extension match those used on the existing building to ensure that the development reflects the predominant characteristics of the locality. This can be secured by condition to ensure vertical tile hanging is used for the gable end and matching roof tiles for the roof. Subject to the use of matching materials there would be no harm to the character of the property or the wider street scene as a result of this application.

There is no change to the west roof light approved by the previous application.

There would be no significant adverse impact on the character of the area or the visual amenities of the locality as a result of the increased height of the proposed extension.

***Residential Amenity***

The most affected properties are those to the sides at No.19 and 23.

No.19 is located to the east side and consists of a two storey house that extends slightly further to the rear. There is a conservatory to the rear and the properties are separated by a fence and a gap of about 3.25m between buildings. The proposed first floor rear extension would not extend beyond a 45 degree angle projected from the midpoint of the neighbours nearest rear first floor windows and would not result in overshadowing or loss of light. The first floor window to the side of No.19, set back towards the rear of the building, is a secondary window to the main windows facing the rear and therefore light to this room would not be significantly affected by the amended ridge and eaves height. The roof form is fully pitched with a barn hip to the rear and would not appear overbearing or oppressive. There are no openings to the east side elevation of the extension and no overlooking or loss of privacy would occur.

No.23 is located to the west side and extends much further back to the rear with a single storey extension. The properties are separated by a fence and a gap of about 3m. There are no rear facing openings that would be affected by this extension which would be set back behind the rear elevation of No.23. There are two east facing windows to the side of the neighbour’s property however

these are over 8m from the proposed extension and the increased height of the extension would not adversely affect light or outlook from these windows. There are no openings to the side of the extension and no overlooking or loss of privacy would occur.

There are no openings to the side of No.23 positioned opposite the proposed roof light (as previously approved) and no overlooking would occur

The property to the rear at No.3 Roundwood is over 45m from the rear elevation of the application property and at this distance would not suffer any overlooking or loss of privacy as a result of the Juliet balcony to the rear or detriment to amenity as a result of the increased height of the extension.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of the increased height of the proposed extension.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials – composite cladding not permitted
4. No additional openings to side elevations of extension

**Informative**

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: Amanda Haslett Date: 11/11/24

Authorised by: Jo Morin Date: 11.11.2024