Expiry Date - 27/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0855/24 **Recommendation – APPROVE**

Site: **33A Boundary Road Worthing West Sussex BN11 4LL**

Proposal: **Loft conversion with side hip-to-clipped-gable roof extension, rear dormer and roof windows**

Date of site visit: 05/08/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the south side of Boundary Road within a mixed-scale residential area of varying types. The application property is a first-floor flat within a two-storey semi-detached building; No. 33 Boundary Road occupies the ground-floor flat. The decorative Victorian-style building exhibits mock-Tudor features to the first-floor and facing brick to the ground-floor, separated by cornice detailing. Cornice detail also separates the gable face and the first-floor windows to the double-height bay projection. The main roof is finished in plain tiles and is of a hipped form which together with its semi-detached counterpart No. 35 Boundary Road, is of a comparatively greater scale than others in the immediate street scene. As a result the semi-detached pair have a notable presence in the street, albeit the rear elements are not easily discernible from the street scene owing to the scale of the building and the relatively tightly grained relationship with adjacent buildings. Windows are white framed UPVC. The attached property is a mirrored copy of the original build of the application property but has been altered by way of an extension to its side (west) elevation. There is ample vegetation to the front of the building and to the adjacent building No. 31 Boundary Road.

The property is not located within a Conservation Area and is not a Listed Building.

Proposal:

Permission is sought for a hip-to-half-hipped gable roof extension with rear dormer and 3No. roof lights to the front and 1No. to the rear, along with 2No. side (east) windows to the new gable face. Matching materials are proposed. The roof extension would create a master bedroom with en-suite, and an office.

The ridge would be extended by approximately 2.6m to the easterly side before transitioning to a hipped-gable form which would project to the extent

of the existing eaves. The rear dormer would measure approximately 2.65m high, 4.4m width, and 2.8m deep. 1no. obscure glazed rear window is proposed to the dormer along with a roof light.

Relevant Planning History: None relevant.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 2023)
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 application has been amended to change the roof form to a half-hipped gable rather than the originally proposed full gable. The amendment ensures the extension is more sympathetic with the existing building and street scene and it would not affect the size of the floor space created. The uniform appearance of the semi-detached pair would be unbalanced as a result of the proposal and this will be accentuated by the larger scale of the roof in relation to other nearby buildings. Notwithstanding, the resulting impact is not anticipated to give rise to a materially harmful impact on the visual amenities of the area in view of the diversity in roof forms in the street scene.

The proposed rear dormer would barely be visible to the street scene owing to the roof form and size of the building and the relatively tightly grained relationship with adjacent buildings. Existing street trees would also help curtail public views. In any event, the dormer would be of a modest scale in the context of the roof, located approximately 1.4m under the ridge of building, set-in from the edge of the roof, and completed in materials to complement the building.

The proposed 3no front roof lights are reasonably modest not anticipated to adversely affect the character or appearance of the building.

The proposed development would not significantly detract from the appearance of the existing building and would not result in unacceptable harm to visual amenity.

Residential Amenity

The only affected neighbours would be the occupants of the flats to the adjacent building to the east No. 31 Boundary Road. However, the increased 'bulk' of the roof extension would have only a limited impact owing the staggered footprint of that part closest to the common boundary with few windows facing the site. The resulting impact is not considered to be so significant to render the proposal unacceptable on residential amenity grounds. The 2no proposed side (east) facing windows to the second-floor of the building would be glazed with obscured glass and a condition of planning permission has been imposed to ensure this remains the case. The rear window to the dormer would serve a bathroom and would also be glazed with obscured glass. Thus, no unneighbourly overlooking would occur.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. Obscure Glazed Side (East) Windows

Informatives:-

1. 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? N

Case Officer: Jason Albon Date: 27.08.2024

Authorised by: Jo Morin Date: 27.08.2024