Expiry Date - 22/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1236/24 Recommendation – APPROVE

Site: 64 Greenland Road Worthing West Sussex BN13 2RN

Proposal: Proposed loft conversion with hip to side gable roof extension, front roof lights and rear dormer, together with ground floor side extension.

Date of site visit: 11/11/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property occupies a corner plot located to the north side of Greenland Road and west side of Franklin Road within a residential area. The property is a semi-detached two-storey house comprising facing brickwork elevations, a plain tiled hipped roof, and white UPVC openings. The property enjoys a spacious corner plot with the house set a good distance back from the adjacent roads, particularly Franklin Road to the east (approximately 9m). A tall (approximately 1.8m) close boarded fence has been erected alongside Franklin Road which doglegs at the front abutting the tall shrubberies and to the rear to adjoin the garage. This encloses the outdoor amenity space to the east side of the house to create a private garden in addition to the rear garden which is comparatively smaller.

Whilst the attached neighbouring property along with those immediately west and north of the site reflect the character of the application property, the property type, form, scale, design and plot arrangement in the surrounding area is generally diverse.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal:

Permission is sought for a hip-to-gable roof extension with a rear dormer and front roof lights, along with a single-storey side extension. The extensions would be finished in materials to match the existing house.

The ridge of the house would be extended approximately 4.2m to achieve the gable end. The rear dormer would have a flat roof with a projection from the roof slope of approximately 3.6m, and would measure approximately 5.5m wide and 2.7m high. 2No rear facing window are proposed to the dormer.

There would be 2No. front roof lights and a side window to the newly formed gable face which would serve the stair case to the second-floor. The roof extension would create an additional bedroom with en-suite and a hallway.

The side extension would have a pitched gable roof and project approximately 1.55m off the side (east) elevation flush with the front elevation of the existing house, have a length of approximately 3m, and have a height of approximately 3.7m at maximum, shallowing to approximately 2.4m at eaves level. 1No. front facing window is proposed. The side extension would create a W/C. The main entrance door would be re-positioned to the front of the house in place of the existing window to accommodate the side extension.

Relevant Planning History:

Planning permission refused at the application property for retention of 1.8m high close boarded fence behind existing dwarf brick wall around garden boundary on east side of house (retrospective) under AWDM/0547/17, decision issued 15.01.2018.

Consultations: None.

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

Principle

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.

Whilst the applicant seeks permission for alterations to the roof as set out within this householder application, weight can be attached to the fact that this element of the proposal could be achieved under 'permitted development' rights (subject to the east-facing window in the side gable being obscure-glazed and non-opening below 1.7m) in accordance with the provisions set out in the GPDO.

Visual Amenity

The proposed works would be readily visible to public vantage points along both Greenland Road and Franklin Road by virtue of the property's situation on a corner plot and the open character at the junction created through properties' generous set-back position.

The form and appearance of the proposed single-storey side extension would be in keeping with the scale and proportions of the existing dwelling. Although sitting flush with the front elevation it is very modest in size and would appear as only a very minor addition to the host property. It would not appear intrusive to the street scene, owing in part to the separation distance to both adjacent highways.

The side gable roof extension would unbalance the symmetry of the existing pair but the additional building volume would not appear unduly assertive or out of keeping in the context of surrounding development. The rear dormer would be large in scale, its 'bulk' dominating the rear roof slope and visible in the street scene. However, it would be difficult to justify refusal given that an identical sized dormer could be achieved as 'permitted development'. The matching materials will at least help it integrate with the appearance of the existing dwelling. Refusal would not be justified on visual amenity grounds.

Residential Amenity

The most affected property is 1 Franklin Road to the north, which has been enlarged by a single-storey rear extension.

The additional 'bulk' of the proposed roof extensions and orientation of the rear dormer window, at a separation distance of only 8.5m to the common boundary, would have some enclosing effect and give rise to a degree of overlooking of windows in the south side of No.1 comprising a first-floor landing window and 2no ground-floor windows. The former is a non-habitable room whilst the latter are partially screened by fencing on the common boundary. Whilst acknowledging that some overlooking will occur it would be difficult to substantiate refusal on loss of privacy grounds given that an identical roof extension and rear dormer could be achieved as 'permitted development'.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials

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: 21.11.2024
Authorised by:	Jo Morin	Date: 22.11.2024