Expiry Date - 29/09/2025
Extension of Time - 28/11/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0956/25 Recommendation: – APPROVE

Site: 43 High Street Worthing West Sussex BN14 7NR

Proposal: Rooms in roof consisting of two pitched roof rear dormers

Date of Site Visit: 26/08/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the west side of the High Street, within a predominantly residential part of Tarring. The property is within the West Tarring Conservation Area and identified as a positive contributor to the conservation area and a Local Interest Building. The property comprises a two storey, end of terrace house with outrigger to the rear, light painted brick elevations, double glazed sash windows and a tiled pitched roof. The property is set back from the road behind a low wall, small garden and pedestrian gate. The driveway leading to 45 High Street is adjacent to the north side of the house. There is a small garden to the rear enclosed by a brick and flint wall.

There are no protected trees on site and the building is not listed.

Proposal

Planning permission is sought for a loft conversion including two pitched roof dormers to the rear.

Each dormer would measure approximately 1.6m wide x 3m deep x 2.1m high to the apex of the pitched roof. The proposed dormers would be finished in tiles to match the existing roof and have sash windows to match the design of the existing windows to the rear. A smaller window would be required for the northernmost dormer to accommodate the sloping roof of the rear outrigger.

Internally the accommodation would provide an additional bedroom/home office at loft level with a window serving this room and another serving the stairs.

The application has been significantly amended since its original submission which proposed a very large box dormer of contemporary design and materials. This was considered unacceptable and amendments were requested and submitted forming the scheme detailed above.

Relevant Planning History:

AWDM/1148/22 - Application for a Lawful Development Certificate for Proposed replacement window with door.

STATUS: Application Permitted 15th September 2022.

Consultations

The Worthing Society

This early Edwardian terraced property is recorded on the Council's Local Interest List and located within the West Tarring Conservation Area.

I have now had the opportunity to discuss the proposed works with our Heritage Team. The proposed works are at the rear of the property and will not be visible from the front. There will not be a detrimental effect on the 'setting' of the conservation area. However, we do have some concerns about the proposed alteration in terms of the design, in particular, the size of the door/window facing to the rear and also overlooking No.45 High Street. There is a roof light as well, so internal daylight shouldn't be an issue. On balance, we consider the door/window could be less obtrusive if made smaller to reduce the effect on near neighbours.

Neighbour Representations

2 objections received from the same neighbour at No.45 High Street in response to the original and amended plans.

Comments received in relation to the amended plans:

While we acknowledge the applicant's effort to reduce the visual bulk of the proposed extension, the revision. Does not address the fundamental planning and conservation concerns previously raised and our objection therefore remains.

The proposal continues to cause harm to the character and appearance of the Tarring High Street Conservation Area. Although the rear of 43 High Street is not visible from the street, the entire building falls within the Conservation Area boundary and therefore all elevations are subject to the same statutory protection. It is clear that a proposal of this nature would not be considered if it affected the front elevation of the property, so we take this opportunity to remind the planners that the purpose of the Conservation Area designation is to preserve the historic form, materials and roofscape in their entirety, not only the elements that can be seen from the street. As such, any argument that the proposed dormers cannot be seen from the street carries no planning weight and would not provide justification for accepting the proposal.

Even in revised form the application continues to:

1. Undermine the Historic Roofscape
The proposal for a third-floor extension with twin dormers would remain highly visible from adjoining properties and aerial viewpoints, introducing new and inconsistent elements to what is currently a continuous, uninterrupted roofline. The resulting effect is a visually fragmented roofscape which is at odds with the uniformity of the Edwardian terrace and the wider Conservation Area: (Section 72 of Planning (Listed Buildings and Conservation Areas) Act 1990)

2. Harm the Architectural Character with Disproportionate Scale and Visual Intrusion
While the change to a pitched roof design rather than a flat-roofed box is noted, the combined scale, projection and mass of the twin dormers still appear over dominant against the modest proportions of the individual homes in this block of five dwellings. These two proposed extensions continue to conflict with the established architectural features of both the terrace and the Conservation Area. (Worthing Local Plan Policies DM12 and DM25)

3. Continued Overlooking / Loss of Privacy
Despite the revisions, the proposed rear extensions would still provide extended views directly into the master bedroom, sitting room and private garden of our home. These views would compromise the privacy and amenity of 45 High Street and potentially neighbouring properties. (Worthing Guide for Residential Development SPD 2013)

4. Sets a Dangerous Precedent
Within the Conservation Area, No 43 is one of five homes in an Edwardian terrace, all sharing the same original roofline and historic form. If similar applications were approved for the remaining four properties, this would result in up to ten new third floor windows directly overlooking our home and garden. The position of these windows would create a direct line of sight into every room of our home. Should the current application be approved, it will create a significant risk for this severe and permanent loss of privacy. Once this pattern of alteration is established, the cumulative harm would be irreversible and contrary to the statutory duty to 'preserve or enhance' the Conservation Area's special character and historical significance. (West Tarring Conservation Area Appraisal)

The revised design still fails to comply with both statutory and local policy and for these reasons, we respectfully request that planning permission be refused.

Comments received in relation to the original plans:

We wish to register our comments and formally object to the proposed dormer extension. Our objections are based on the conservation area guidance and local planning policies:

1. Disrespects the Integrity of the Tarring High Street Conservation Area Boundary
The planning application focuses on the unchanged front elevation of 43 High Street and implies that, as the proposed extension cannot be seen from the street it should be given consideration. Without question, an application of this nature would not be permitted on the front elevation of 43 High Street. We would like to remind the Planning Officers that the entire property at 45 High Street and the majority of the property at 51 High Street cannot be seen from the street, however both properties are within the Conservation Area boundary and subject to all the relevant restrictions and protections. The fact that the proposed extension will not be visible from the street cannot therefore be used to justify granting permission for this development. We ask you to consider this planning application placing equal significance to all elevations of the property because all elevations are within the Conservation Area boundary and contribute to the unique character of the area.

2. Undermines the Historic Roofscape

The Tarring High Street Conservation Area Appraisal emphasises the importance of maintaining the traditional roofline and historic character of the area. The appraisal also notes "Properties in the High Street are typically two-storeys with steep pitched roofs". The proposed dormer would add a third floor to this single property disrupting the pitched, roofscape. Whilst the planning application describes that the dormer extension would sit below the current roofline, the drawings illustrate that this statement is only true for the front elevation. Both the side and rear views would be significantly distorted by the introduction of a boxy, modern feature that clashes with the established historic fabric. The relevance of the roofscape is even more important in today's modern world when the prevalence of aerial photography is only a click away.

3. Harms the Architectural Character with Disproportionate Scale and Visual Intrusion
The appraisal highlights that Tarring's High Street features traditional materials e.g., timber sash windows and slate, clay tile, or Horsham stone roofing materials, which together create a cohesive, historic roofscape. The planning application for this large modern dormer indicates that the intended material is "zinc cladding or similar', incorporating an oversized, modern, full length, picture window with slimline frame. The design, size and intended materials would visually dominate and detract from the characteristic architectural elements that the Tarring High Street Conservation Area seeks to preserve. Furthermore, the dormer and the proposed picture window appear out of scale and dominant, conflicting with Worthing's Guide to Residential Development SPD (2013) which stresses the requirement for a harmonious relationship with the existing form, and demands those new developments respect local scale and appearance.

4. Overlooking / Loss of Privacy
We challenge the statement on that planning application that "the loft extension is not directly visible to and does not overlook any neighbouring properties'. It will be directly visible to all occupants and visitors to 45 High Street and potentially residents of neighbouring properties. The dormer's proposed full length, picture window will provide a direct line of sight into both the master bedroom and sitting room of 45 High Street as well as extending the current view over the drive and private rear garden. The height and scale of the proposed window will offer panoramic views of the broader neighbourhood and is likely to compromise the privacy of other properties in the High Street and beyond. This represents an unacceptable level of overlooking. It is our understanding that this proposed development would breach the guidance in Worthing's Guide to Residential Development SPD (2013) that requires neighbourly privacy and amenity to be respected.

5. Sets a Dangerous Precedent
No 43 High Street is the end property of five Edwardian terraced homes, all of which have the same original roofline. Approving this development risks encouraging similarly intrusive rooftop alterations both in the terrace and the wider Conservation Area. This will gradually erode the historic character and significance of the area. As there are no other structures of this nature in the Conservation Area, it is reasonable to conclude that the governance applied in the past has been effective, and the current restrictions remain fit for purpose.

Summary

The proposed dormer and picture window would:

- *Undermine the roofscape and architectural harmony that the Tarring High Street Conservation Area Appraisal seeks to preserve.*
- *Breach basic neighbour amenity standards around privacy.*
- *Contravene local planning policies on design, material and conservation.*

For these reasons, we respectfully ask that the council refuse this application.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
West Tarring Conservation Area Appraisal

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, with particular regard to the effect of the proposed rear dormer on the character and appearance of the West Tarring Conservation Area.

Visual Amenity

The building is within the West Tarring Conservation Area and is identified as a positive contributor to the Conservation Area. The building is also included on the Local Interest Buildings list. These buildings are included on the list in recognition of their contribution to the character of the area in which they are located. The Council has a duty to conserve and enhance this character.

Policy DM23 and DM24 (The Historic Environment) of the Worthing Local Plan 2023 require that:

a) The Council will conserve and enhance the historic environment and character of Worthing, which includes historic areas, buildings, features, archaeological assets and their settings, important views and relationships between settlements and landscapes/seascapes.

e) Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken to preserve and enhance these areas, and to implement the recommendations of Conservation Area Management Plans. The importance to the local area of Buildings of Local Interest within Conservation Areas will be a material consideration in assessing an application for their demolition or development.

The West Tarring Conservation Area Appraisal states:

Properties in the High Street are typically two-storeys with steep pitched roofs forming irregular terraces abutting the back edge of the pavement…The street elevations are quite simple having few projecting features, leaving the differing building heights, chimney stacks and window fenestrations, to give this road its unique character. Windows are predominantly timber sash, whilst the roofs are of slate, clay tile and some Horsham stone slabs.

Further detailed design guidance is set out in policy DM5 (Quality of the built environment):

a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:

i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;

ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;

iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;

iv) respect, preserve and where appropriate enhance, heritage assets and settings;

The proposed dormers are to the rear roofslope which is not visible in wider public views from within the conservation area. Views of the rear elevation are therefore limited to neighbouring properties facing on to the rear elevation at No.45 and No.51 and oblique views from the neighbours within the terrace to the south and houses to the north.

Partial views of the north side roof of the dormer would be possible from the road to the north within the public realm, due to the lower ridge of the existing rear outrigger. The proposed dormer roof at its highest point would extend approximately 0.7m above the outrigger ridge and is set down 0.2m below the main ridge of the house. Although this aspect of the development would be partially visible, the roof of the dormer is pitched, with its lower eaves closest to the north edge of the building and sloping up, away from this point to the ridge set in about 1m from the edge of the building. The dormer is set back over 7m from the pavement edge. This addition with its pitched roof form would not appear prominent or intrusive in the street scene or detract from the setting of the conservation area.

Although the dormers have very limited visibility from the public realm, it is still important that the design, form, scale and materials of these additions is sympathetic

to the character of the property, the wider terrace and the conservation area as a whole.

The original design proposed a large box dormer that was considered to dominate the entire rear roof slope of the main building and would have extended above the existing outrigger roof with a vertical wall. The box-like form was not considered to assimilate well with the traditional design of the building and this impact was exacerbated by the use of zinc cladding and the addition of a disproportionately large picture window. The applicant was advised that this scheme could not be supported and the proposal would be refused.

Following a further meeting on site, amendments were submitted to address concerns raised in relation to the original scheme. The amended scheme proposes two small pitched roof dormers finished in tiles to match the existing roof. The pitched roof form and small scale of this revised proposal would not be considered to dominate or detract from the roofscape and would reflect the character of the existing building using traditional materials. The sash window to the southernmost dormer would line through with the window below and would retain the vertical proportions of the windows to the rear. A smaller window is required for the northernmost dormer due to the intersection with the outrigger roof. The dormers would be set down from the ridge and maintain a gap in between ensuring that part of the original roof is still visible.

Although there are no dormers to the rear of this terrace at present that does not preclude dormers of an appropriate design, form and scale being added but any such additions must be sympathetic to the character of the building and its wider conservation area setting. It is noted that there are other dormers in the locality, within the conservation area, including at No.46 and 52 and although these are limited to a single dormer these are much more prominent in public views as they back on to the car park for Tesco Express and are clearly visible from this location. There is also a dormer to the front of The Old Forge and to the rear of No.23 and 26 and to the front and rear of No.51. While these dormers vary in size, design and visibility and are on a variety of different property types, these are all within the conservation area and demonstrate that dormers are not entirely excluded from the conservation area.

The significant amendments to the proposed dormers are considered sympathetic in design, form, scale and materials to the character of the existing building, the terrace and the wider conservation area setting and would not detract from or have a significant adverse impact on the visual amenities of the locality.

Residential Amenity

The most affected neighbours are at No.45, located to the rear of the terrace within which the application property is situated. There is a distance of approximately 15m between the front of No.45 and the proposed dormers to No.43 which is not uncommon for an urban setting such as this. The main building of No.45 is positioned further to the south than the application property and therefore the dormer windows would be directly opposite the garage and parking area for this property and not directly opposite windows to habitable rooms. Oblique views from the dormer windows to the front windows of No.45 may be possible, however these would be partly obscured by the outrigger roof of the adjoining property and views would therefore be limited.

Furthermore, the existing bedroom window at first floor, to the rear of the application property offers very similar views to those that would be possible from new smaller window directly above. The proposal is not therefore considered to result in a significant or unacceptable level of overlooking or loss of privacy. Comments from these neighbours relating to the potential for similar additions to other properties within this terrace and the resulting overlooking from these dormers would be considered in respect to the impacts specifically relating to any submitted application.

There would be no loss of light or overbearing impact to adjacent neighbours as a result of dormers in this position.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Dormers finished in tiles to match roof
4. Detailed design, form, dimensions as per approved plans

Informative

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? Y

Case Officer: Amanda Haslett Date: 27/11/25

Authorised by: Jo Morin Date: 27.11.2025