Development Management – Delegated Officer Report

Application Number: AWDM/0319/24 **Recommendation – APPROVE**

Site: 6 Hill Barn Lane Worthing West Sussex BN14 9QB

Proposal: Rooms in roof including hip to gable extension, rear dormer with Juliet balcony and front roof lights

Date of site visit: 08/10/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Hill Barn Lane within a residential area of Worthing. The property comprises an end-of-terrace two storey building.

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

Proposal

Planning permission is sought for a loft conversion with side hip to gable and rear dormer with Juliet balcony and front roof lights

Relevant Planning History:

None relevant

Consultations:

None

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2023)
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 street scene is characterised by terraces which end with hipped roofs. However, there are a number of hip to gable alterations including at the southern end of the subject terrace and one further to the north. The proposed extension would therefore not be out of character in the wider locality. Roof lights are also common in the area and would not adversely affect the character of the property.

The proposed rear dormer would be set down from the ridge and in from the sides and would not subsume the entire roofscape to the rear. The dormer would be mainly obscured from view from the road by the hip to gable extension and would not appear dominant or intrusive in the street scene. Dormers and Juliet balconies are common additions which can be completed under permitted development rights.

There would be no significant impact on the character of the property or the visual amenities of the locality.

Residential Amenity

The most affected neighbours are those to the sides at 5 and 7 Hill Barn Lane.

No.7 is the property to the north. The proposed rear dormer would provide the opportunity for additional views at first floor level however these views would be directed across the applicant's own garden and are not considered to have a significant impact on the privacy of these occupants. Hip to gable extensions and dormer windows are allowed under permitted development rights which assumes that any neighbouring impacts are of an acceptable level.

Similarly, the property to the south, no. 5, would experience some overlooking from the dormer but views would be at an oblique angle and would not give rise to any significant concerns in terms of overlooking or loss of privacy.

The property backs on to Hill Barn Recreation Ground so there are no residents who would be affected to the rear of the property.

Although there would be some additional opportunities for overlooking, this is in line with what would be allowed under permitted development rights and is therefore not considered to result in adverse harm to the residential amenities of adjacent occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

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: Louise Prew Date: 14/10/2024

Authorised by: Jo Morin Date: 14.10.2024