Development Control – Delegated Officer Report

Application Number: AWDM/0761/24 Recommendation: Approve

Site: 5 Livesay Crescent, Worthing

Proposal: **Rooms in roof consisting of hip to gable end (north and south), rear dormer (east) and front roof lights (west)**

Site visit: 09.07.2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a detached bungalow located on the east side of Livesay Crescent. It has a garage attached to its south side and the bungalow has been extended to the rear with a single storey addition. This is a predominantly residential area comprising of a mix of dwelling types and designs.

Permission is sought for the construction of a hip to gable extension to the north and south sides which would be finished in matching materials including tile hanging to its gable walls. A rear dormer extension is proposed that would span across much of the width of the rear roofslope and would have a flat roof and would be finished in tile hanging. 3 rooflight windows are proposed to the front roofslope.

Relevant Planning History:
None relevant

Consultations:
None

Representations:
None received.

Relevant Planning Policies
Worthing Local Plan 2020-2036: 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

Given the variety in the streetscene, the proposed gable extensions would not cause any significant harm to visual amenity subject to the use of matching materials.

The dormer extension would be large and bulky but its position at the rear would limit its wider impact but there would be some views possible from the space between buildings particularly from the south/south west. However there are other examples of large dormer extension that can be seen in the street, most noticeable of which is at No.7 to the south although this is not as wide or deep. A revision was requested to reduce the size of the dormer's depth and width and the applicant has provided amended drawings which would set the dormer extension in from each side by approximately 0.7 metres. Whilst the dormer would still be large, given the presence of other examples in the street and its position at the rear where it would not dominate a refusal on design or visual amenity grounds would not be justified in this instance.

Subject to the use of matching materials, design and impact on visual amenity is considered acceptable.

Residential Amenity

The main impact as a result of the proposed extension would be to the occupiers of the immediate neighbouring dwellings at No.3 and No.7 Livesay Crescent as well as those dwellings further to the rear, and dwellings on the opposite side of Livesay Crescent to the west.

To the north side, No. 3 is a two storey dwelling that has been extended to its south side and at the rear. It has a side driveway and low fencing separating it from the application site and the bungalow at No. 5 is positioned less than 1m from the boundary with a separation distance of approximately 3.4 metres overall at this side. No.3 has side windows in its south elevation facing the application site, one of which at first floor level appears to be the main window to a habitable room. The north gable extension would be most closely sited in relation to No.3 and combined with the dormer extension this would create some additional enclosure close to the boundary. Although some of this would appear to be opposite a main window to a habitable room, the angle of the existing roof slope and separation distance would limit this impact, and having regard to permitted development fallback, a refusal on neighbour amenity grounds would not be justified in this instance. No side windows are proposed in either side gable wall which would ensure no significant loss of privacy.

To the south side, No.7 is an extended bungalow positioned on the corner where its rear elevation faces towards the side elevation of the application site. Given the separation distance and scope of works proposed, there would be no significant impact to the amenities of occupiers of No.7.

Further to the east at the rear of the site, there would be some intervisibility between first floor windows arising from the dormer extension but given the separation distance and angle of view there would be no significant loss of privacy and the scale of the proposals would not pose any significant threat to the amenities of occupiers to the rear.

The impact of the front rooflight windows would be similar to that of other first floor windows at the street frontage and would not cause any significant harm to the amenities of neighbouring occupiers opposite the site.

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: Rebekah Hincke Date:06.08.2024

Authorised by: Louise Prew Date: 06/08/2024