Expiry Date - 20/10/2023

# Development Control – Delegated Officer Report

**Application Number: AWDM/1202/23** **Recommendation – APPROVE**

**Site:** **25 St Lawrence Avenue Worthing West Sussex BN14 7JG**

**Proposal:** **Proposed single storey rear extension, relocation of garage, rooms in roof consisting of rear dormer, hip to gable extension and front roof lights.**

**Date of site visit:** 27/09/23

**Neighbours checked:** Y

**Additional neighbour notifications**: Neighbours re-consulted following change of description and amended plans.

## Site and Surroundings

The site is located to the south side of St Lawrence Avenue, within a residential area of Worthing. The property comprises a semi-detached, two storey house with brick and rendered elevations, gabled bay to the front, pitched roof canopy porch and a tiled hipped roof. There is a detached garage to the rear and a large garden. The roof has already been extended to the rear through the addition of an extended eaves detail and two small inset pitched roof dormers at first floor level. The building is set back from the road behind a fence and tall evergreen hedging and a paved driveway.

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 single storey rear extension, relocation of the existing garage and a loft conversion including rear dormer, hip to gable extension and front rooflights.

The proposed single storey rear extension would measure 4m deep x 6.6m wide with a flat roof of 3.2m high with roof lantern above. The extension would create a large kitchen with bi-fold doors and a window to the rear.

The hipped roof to the east side of the house would be extended out to form a gable, matching the eaves and ridge height of the existing roof. A window would be inserted to the gable end serving the stairs. Two rooflights would be added to the front roof slope both serving a bedroom.

A flat roof dormer would be added to the rear sitting above the existing first floor dormers. The proposed dormer would measure approximately 4.3m wide x 2m high x 2.4m deep with a window to the rear serving a bedroom.

An existing first floor window to the east side elevation, serving a bathroom would be enlarged and another serving the stairs would be lowered. Door and window positions to the east side ground floor would be swapped.

The extensions would be finished in materials to match the existing building.

The existing garage would be rebuilt 4.4m further back than its current position, remaining adjacent to the east side boundary.

The application has been amended to reduce the size of the rear dormer, change from an inset to a full gable to the side and to add a ground floor extension.

**Relevant Planning History:**

AWDM/0919/23 - Application for a Lawful Development Certificate for a proposed rooms in roof consisting dormers to south and east elevations, roof lights to front and rear elevations and replacement first floor side window – Approved

**Consultations:**

None required

**Representations:**

One letter of support received:

*I'm sure that this will look great and I wish them every success with their project.*

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 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 semi-detached houses of similar design, form and scale to the south side and detached houses and bungalows opposite the site to the north. There are many examples of roof extensions and alterations that have taken place at other properties including hip to gable conversions and rear dormers.

The proposed hip to gable extension and front rooflights would be consistent with other development in the locality and would not appear out of keeping or intrusive in the street scene.

The rear dormer would not be visible from the road due to its set in position away from the edge of the roof. The dormer was amended by significantly reducing its scale to ensure that the design did not appear top heavy in combination with the existing small pitched roof dormers below. The proposed dormer retains a good proportion of roof slope and does not appear overly dominant on the roofscape.

The single storey rear extension would be visible in limited views between houses but in its set back position and single storey height this would not appear dominant or intrusive in the street scene. The extension would be subsidiary in form and scale to the existing building and finished in materials to match.

The garage would be moved further back in the site and would not have any adverse impact on visual amenity.

Following amendments to the application the proposal is considered acceptable and would not have any significant adverse 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 No.23 and 27 and to the rear at No.20 and 22 Woodmancote Road.

No.23 is located to the east side of the application property, separated by a fence and the driveways to each property. No.23 has carried out a similar hip to gable extension with window to the side. The gable would not extend beyond the edge of the existing building and would not appear overbearing or oppressive or diminish light to the neighbour's windows. The new or reconfigured windows to the side of No.25 serve non-habitable rooms (bathroom and stairs) and would not result in overlooking or loss of privacy. The dormer is positioned approximately 2.2m away from the roof edge and would not have any adverse impact on these neighbours. The proposed single storey extension is similar to that at No.23 and would be mainly screened by the neighbour's garage. The extension is positioned away from the boundary and would have no adverse impact on amenity. The relocated garage would project further to the rear than the neighbour's garage but due to its pitched roof form, sloping down towards the boundary and the single storey height of the garage this is not considered to result in any significant overshadowing of the neighbours garden.

No.27 is the adjoining property to the west side with a single storey extension to the rear and separated by a fence to the boundary. The proposed rear extension would project about 2.2m further to the rear than the neighbour's extension but would not extend beyond a line projected at 45 degrees from the midpoint of the neighbour's rear doors. The proposed extension would not

result in any significant overshadowing or loss of light to these neighbours and would not appear overbearing or oppressive. The proposed rear dormer would not significantly increase opportunities for overlooking and views would be mainly across the applicant's own garden. The relocated garage and hip to gable extension would not affect this property.

The neighbours to the rear are over 45m from the rear dormer and at this distance would not suffer any significant overlooking or loss of privacy.

There would be no significant adverse impact on the residential amenities of adjacent occupiers.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching tiles dormer and gable end
4. Matching materials
5. No additional openings to east/ west side elevations of extension

**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? N**

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| Case Officer: | Amanda Haslett | Date: | 01/02/24 |
| Authorised by: | Louise Prew | Date: | 02/02/2024 |