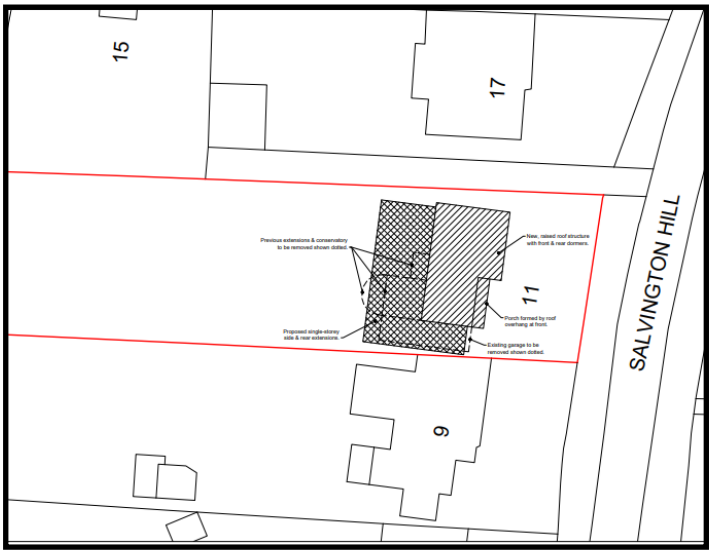
Expiry 28/02/25

Development Management – Delegated Officer Report

Application Number: AWDM/0004/25 **Recommendation: APPROVE**

Site: 11 Salvington Hill



Proposal: Removal and reconstruction of (increased height) roof to create a first floor, incorporating roof extensions, front and rear dormers and rooflights. Removal of garage, conservatory and previous extensions and construction of single-storey side and rear extensions. Widening of driveway and vehicle crossover.

Date of Site Visit: 14/02/25

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Increase in height of roof and addition of a large flat roof rear dormer and small pitch roof dormer to front elevation. To rear large flat roof extension and replacement garage with flat roof utility to the rear. Existing vehicular access to be widened onto Salvington Hill.

The property is a small detached bungalow on the west side of the road. It has a bungalow to the south and a bungalow to the north. The land rises to the north with properties stepping up the slope of the hill. To the north of the application site is a

gravel drive to a backland plot containing a house looking directly south and therefore at right angles to the application site.

Planning History: None

Consultations: WSCC comments as follows:

'This application seeks removal and reconstruction of the roof to create a first floor, incorporating roof extensions, front and rear dormers and rooflights, construction of single-storey side and rear extensions and widening of driveway and vehicle crossover. The site is located on Salvington Hill, a C-classified road subject to a speed restriction of 30 mph. The existing vehicle crossover (VCO) is to be widened to 5.4m. The proposed widening works will be subject to a licence obtained through the local WSCC Highway Area Office and constructed to a specification agreed with the local WSCC Highway Area Engineer. A replacement garage is proposed to serve the site. I note that the width of the proposed garage falls slightly short of the minimum specifications for a single-bay garage of 3m x 6m, as outlined in Manual for Streets (MfS). To ensure modern sized cars can fit comfortably inside, the applicant may wish to consider widening the proposed garage internally to 3m.

Notwithstanding this, the LHA acknowledges that the proposed garage is still wider than that of the existing. In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied: Vehicle Crossover – Minor Highway Works The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage. Additional information about the licence application process can be found at the following web page: http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-orvehicle-crossovers-for-driveways-licence/

Representations:

One letter of support from No 17 Salvington Hill who states:

'I support the application. Having looked at the plans on the Council website I think the proposed plans will be an improvement.'

Whilst on site I spoke to the owner of No 9 and he also had no objections to the proposal.

Relevant Planning Policies:

Adopted Worthing Local Plan (2024): SP1, DM5

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

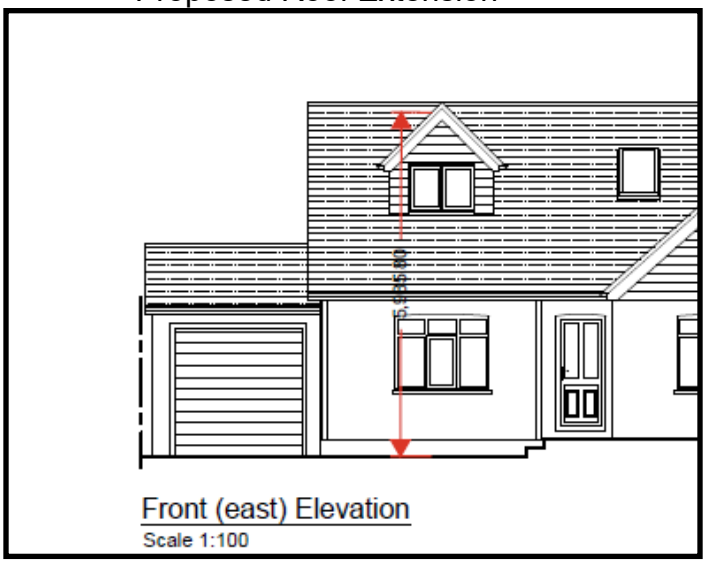
This application proposes extensive alterations to an existing small bungalow in need of modernisation. The application proposes significant remodelling of the bungalow increasing its footprint and height.

The existing bungalow measures approximately 5.6 metres high. It is of similar height and proportions to the bungalows to the north and south. The increase in height will be approximately 0.5 metre high and therefore the proposal has sought to keep any increase to a minimum. This modest increase is not significant in the street scene in view of the varying heights of bungalows stepping up the hill and there are two storey houses to the rear (backland plot No15) and further up Salvington Hill. There will not be an overbearing impact to the neighbour to the south from the increased height of the gable roof.

Existing Roof



Proposed Roof Extension



The modest increase in roof does mean that to secure additional roof space a large flat roof dormer is proposed to the rear. This extends the full width of the extended roof. In design terms it is not ideal and will give a top-heavy appearance to the bungalow. However, there would be no public views of the dormer and only a glimpse of the side elevation travelling south on Salvington Hill. Even from the private drive to No 15 there would be limited views as there is extensive vegetation and this property is set on much lower ground. On balance, the rear dormer is considered acceptable on the basis that it would have no adverse impact on the streetscene or character and visual amenities of the area.

There would be increased overlooking to the property to the south but this would be to their rear garden area and this would be a typical situation with two storey properties in the urban area. The backland plot to the west is not affected by the additional floor in view of its orientation and location to the rear of no.13 Salvington Hill.



A large flat roof extension to the rear is also proposed, however, it is not considered to impact on adjoining properties in view of the separation between properties and existing vegetation on boundaries. It would be prudent to impose a landscaping condition to seek control on the removal of boundary planting and additional planting depending on the extent of clearance at the rear of the property.

Whilst the Highway Authority comments that the proposed garage is below the minimum width for new garages it acknowledges that it is wider than the existing and in view of the proximity to the boundary a wider garage is not possible without compromising accommodation. The internal dimension is wider than a normal parking space (2.44 metres) and therefore on balance the replacement garage is acceptable. The informative requested by WSCC can be added to the decision notice.

In conclusion whilst significant alterations to the property are proposed the overall design of the front elevation is attractive and retains the low scale proportions of adjoining bungalows. Whilst this has resulted in a rather unattractive large flat roofed dormer at the rear this would not be seen from any public vantage point and therefore is acceptable in this instance.

Recommendation

01 Standard Time Limit
02 Approved Plans
03 Matching materials
04 No windows in the south elevation.
05 Landscaping

Informative:

WSCC suggested
Pro-active - No Amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: James Appleton Date: 14/02/2025

Authorised by: Jo Morin Date: 17.02.2025