Expiry Date - 21/11/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1190/25 **Recommendation – APPROVE**

Site: **86 Broomfield Avenue Worthing West Sussex BN14 7SB**

Proposal: **Removal of existing converted garage; to be replaced with single storey extension. New parapet and fenestration to existing rear extension. Loft alteration incorporating barn hips, rear dormer, and front rooflights.**

Site visit: 04/11/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site relates to a detached three storey property located on the northern side of Broomfield Avenue. The property has a low boundary wall to its frontage and with hedges and fencing screening the rear garden. The properties on the northern side of the road have garages to the side/rear of the site. The existing dwelling has been extended to the rear and the roof space also converted with a dormer to the west. There is a garage to the east side of the dwelling. Within the rear garden there are two outbuildings.

This is predominantly residential area comprising mainly of detached and semi-detached 2 and 3 storey properties in the immediate vicinity of the site with some variety in the design and form as well as a growing number of loft alterations and conversions.

Proposal

Permission is sought for roof extensions including hip to barn hip extensions to each side, a rear dormer extension, and the alteration of a single storey rear extension following removal of the existing garage which is being converted to residential.

The existing single storey rear extension is to the north of the site and runs the full width of the property and measures approximately 6.1 metres in width, approximately 5 metres in depth. The floor space is not proposed to increase as part of this proposal but the height will increase creating a flat roof at 3.3m in height. This is an increase from the 2.85m maximum height with the majority of the extension at 2.75m on the flat roof resulting in an increase of 0.55m for the majority of the rear extension. A rendered finish has been indicated on drawings.

A barn hip is proposed to the east and western sides with the creation of a new ridge line running parallel with the road. The rear dormer would measure approximately 4.9 metres in width, 3.15 metres in depth and 2.55 metres in height. Three rooflights would be inserted into the front roofslope.

Relevant Planning History:
93/05109/FULL – Change of use of part of existing dwelling to playgroup operating between the hours of 9am and 12:30pm for a maximum of ten children aged between three and five years.
STATUS: Conditional Consent 1st December 1993.

95/05096/FULL – Continued use as a playgroup operating between the hours of 9:00 am – 12:30 pm for a maximum of 10 children between three and five years (permanent permission)
STATUS: Conditional Consent 14th June 1995.

97/05137/FULL – Erection of a dormer roof extension to the west elevation and installation of velux window on the rear.
STATUS: Conditional Consent 16th April 1997.

82 Broomfield Avenue
AWDM/0538/25 - Single storey side extension; loft conversion incorporating barn hips, rear dormer, and front rooflights; new parapet and fenestration to existing rear extension.
STATUS: Application Permitted 07/08/2025

Consultations:
WSCC Highways –
This application is for the removal of existing converted garage and replacement with single storey extension and loft alteration. The site is located on Broomfield Avenue, an un-classified road subject to a speed limit of 30mph.

The proposals will result in an increased size of existing bedroom within the loft and a guest bedroom/office on the ground floor. The proposal is not anticipated to result in a material intensification of use of the existing site access, or to generate an increased parking demand. No alterations to the existing site access are proposed. As such, the LHA would not raise any highways safety or capacity concerns to the proposal.

Conclusion 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.

Representations:
Two letters of objection:

1. *"Loss of Light and Overbearing Impact: The proposed rear dormer and barn-style roof will significantly reduce natural light to our property. As our garden and rear rooms are south facing, the increased height and*

bulk of this design will cast substantial shadow over our home and garden, making them much darker and reducing our enjoyment of these spaces.

2. *Loss of Privacy: The rear dormer would directly overlook our garden and rear-facing rooms, seriously affecting our family's privacy. The size and placement of the dormer will allow clear sightlines into our home and outdoor space, which we find unacceptable.*
3. *Overdevelopment of the Plot: The property has already been subject to several extensions, alterations and has 2 outbuildings (1 large). So this further proposal would result in overdevelopment that is disproportionate to the size of the plot. It alters the balance and spacing between neighbouring houses, which is a key characteristic of the surrounding area.*
4. *Design and Visual Impact: The proposed dormer size, amount of glass and roof alterations are not in keeping with the 1930s style of properties along Lavington Road and Broomfield Avenue. The house has already become a mix of styles, and this latest proposal would further erode the character and visual harmony of the area. It would create an unattractive and dominant feature when viewed from surrounding properties and gardens.*
5. *Inconsistency with Previous Objections: It is particularly disappointing that the applicants previously objected strongly to a similar proposal we submitted in 2022, citing loss of privacy, loss of light, and impact on visual amenity as their concerns. We took their comments into account and decided not to proceed with our loft extension out of respect for our neighbours' amenity. It is therefore surprising and disappointing that they are now seeking approval for a development that so clearly contradicts the principles they previously expressed (attached for reference)*

In summary, we believe this proposal will have a detrimental effect on our property and the character of the local area due to its excessive scale, loss of light and privacy, and overall visual impact.

We respectfully request that the Council refuse this application."

"My concern with this planning application on potential loss of light and privacy."

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM20
National Planning Policy Framework (MHCLG 2024)
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 National Planning Policy Framework advises in Paragraph 131 that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 indicates that development should: (b) be visually attractive and (c) sympathetic to local character and history, and in Paragraph 139 states: “Development that is not well designed should be refused especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes”.

Policy DM5 of the WLP requires all new development to (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area; 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, impact on street scene and the layout of the development; and make a positive contribution to the sense of place, local character and distinctiveness of an area.

The Council’s Supplementary Planning Guidance ‘Extending or Altering your Home’ indicates the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature, its design should be consistent with your existing property's style and shape and that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling.

The existing dwelling is a well-proportioned detached house with bonnet style roof with an alien dormer to the western elevation which has previously been approved setting a further precedent for roof conversions on the site. It is situated in a road where the dominant roof style involves hip ends. The proposal would involve hip to gable extensions with small hip ends (barn style) which create a whole new roof form and a large flat roof extension to the rear.

The character of Broomfield Avenue is detached and semi-detached two storey houses and some bungalows of slightly different styles with two storey projecting bays. The majority have hipped roofs, however there are examples of hip to gable extensions particularly on the semi-detached houses and dormer extensions to the sides.

No 86 is a detached property in a row of similar detached houses although all have slightly different materials. The detached property to the east like the application site has extended into the roof with a flat roof dormer to the western side. To the west side of the application site is a pair of semi-detached houses the neighbouring property has undergone a hip to gable conversion and opposite the site are semi-detached houses. There is not therefore a constant roof form and there are also further examples of hip to gable extensions further down the street.

It is appreciated that the property benefits from permitted development rights and would be able to do some form of hip to gable extension and further conversion of the roof space. With a number of hip to gable extensions prevalent within the street scene there has been a shift in the character of the overall street scene. No.82 recently received permission for a very similar scheme within the roof space.

Whilst the design of the proposed development would be prominent from within the street scene and not harmonious with the surrounding character it is not considered that it would be demonstrable to the wider area with a previously approved scheme two doors down. As such on balance the roof extension is considered acceptable.

In terms of the side extension this is set back from the front elevation in place of the garage and is considered to be in character and proportion with the dwelling. The front rooflights would not cause any significant harm to visual amenity.

On balance design and impact on visual amenity is considered acceptable.

Residential Amenity

The most affected properties are 88 and 84 Broomfield Avenue.

In terms of No 84 to the east, this property has a driveway to a garage rear nearest to the boundary. There is approx. 2m high fence to the boundary and beyond this the garages of both properties. The proposed side extension would run to the boundary in place of the existing garage. The proposed extension has no windows in the east elevation facing No 84. There is a small roof light window. In view of the distances between the properties, the height and flat roof proposed to the extension to No 86 it is not considered that it would cause detrimental loss of light, visual impact or overlooking to No 84.

The application also involves a hip to barn hip extension on this side and a dormer extension to the rear. The increase in gable end wall would have some impact in terms of loss of light and visual impact, however in view of the distances between the properties it is not considered that it would cause undue loss of light or visual impact so as to refuse the application on this basis. There are no additional windows on the flank elevations and as such no additional overlooking. The rear dormer would cause oblique distance overlooking of the garden of No 84, which is not considered to be detrimental. The window facing to the east faces a dormer window on the neighbour, to ensure there is no interlooking between the windows an obscure glazed window condition would be appropriate.

With regards to 88 to the west, this property is also set away from the boundary with a driveway between the properties and one small secondary window at ground floor. The increase in gable end wall and dormer would have some impact on terms of visual impact but being east of No 88 would not cause loss of light. The application would involve a window in the gable end wall to the

hallway facing west. This would be set in and at high level and faces the flank wall as such it would not cause undue overlooking. The rear dormer would cause oblique distance overlooking of the garden of No 88, which is not considered to be detrimental.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional windows
5. Obscure glazed window to the east elevation

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:	Finlay Gardner	Date: 21/11/2025
Authorised by:	Peter Barnett	Date: 21 November 2025