Expiry Date - 04/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1123/23 **Recommendation – APPROVE**

Site: **2 Windermere Crescent Worthing West Sussex BN12 6JY**

Proposal: **Demolition of conservatory and garage. Proposed loft extension consisting of hip to gable extensions to the sides and a rear dormer and proposed pitched roof side extension to North elevation and single storey flat roof extension to rear.**

Date of site visit: 30/08/23

Neighbours checked: Y

Additional neighbour notifications: Neighbours re-consulted on amended plans.

Site and Surroundings

The site is located on a corner plot to the east of Windermere Crescent and to the north of Palatine Road within a residential area of Worthing. The property comprises of a detached bungalow with brick and render elevations and a tiled hipped roof. There is a single storey flat roof extension to the rear and conservatory to the north side. The property is set back from the road behind a low wall and hedging. There is vehicular access to the front (west) and a detached garage to the north of the building. The main garden for the property is to the south side and front with smaller areas of patio to the rear.

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 including hip to gable extensions to the sides, a rear dormer and a pitched roof extension to the north side and single storey extension to the rear. The existing conservatory and garage would be demolished.

The hipped roof to the north and south sides of the building would be extended to form gables with a window to each side, both serving bedrooms and finished in tile hanging. Three roof lights are proposed to the front roof slope.

The proposed rear dormer would measure approximately 12.5m wide x 2.5m high x 2.85m deep, set in from the sides of the roof by 0.45m. The dormer would have five windows to the rear, all with obscure glazing and opening fanlights above 1.7m from finished floor level, to the shower rooms. The fixed

pane windows would serve dressing rooms and the landing. The dormer would be finished in tile hanging.

The proposed single storey extension to the north side would measure approximately 5.6m wide by 3.9m deep to the central section forming the utility area and 6.2m deep for the garage. The extension would have a hipped roof matching the eaves height of the existing building and with a ridge of 4.6m high. This extension would have two small windows and a garage door to the front and windows and a door to the rear and be finished in materials to match the existing building.

The single storey extension to the rear would measure approximately 2.8m deep by 4.15m wide, infilling the rear south east corner of the building and matching the flat roof of the existing rear extension. There would be a window to the south side serving a bedroom.

The application has been amended to remove the large rear extension, front and side dormers, reduce the scale of the rear dormer and to set back the side extension from the front of the building.

Relevant Planning History:

98/00407/FULL - Erection of PVCU conservatory to side elevation – Approved

Consultations:

None required

Representations:

One objection received in relation to the original plans concerning overlooking and loss of privacy from the front dormer.

Officer response – The front dormer has now been removed from the proposal.

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 detached and semi-detached bungalows of various design and form, many have been extended through single storey additions and rear dormers. The application property is prominently sited on a corner plot but is well screened from the road by the high evergreen hedging surrounding the site particularly to the south and south-west boundaries.

The gable end to the south would be mainly screened from view by the tall hedging. The gable to the north would be more visible in the street scene but would be partially obscured by the proposed hipped roof extension to the side. The hip to gable extensions would be in keeping with surrounding buildings and would not appear dominant or intrusive in the street scene or have any adverse impact on the character of the property. The gables would be finished in tile hanging and would reflect the materials used in the surrounding street scene.

The rear dormer is large in scale but has been amended to be set in from the edge of the roof and set down from the ridge. This aspect of the proposal would be partially visible from Palatine Road to the south-east but is set back from the road and clearly read as a rear elevation and is less prominent than other dormers in the immediate locality. The use of tile hanging would reduce the prominence of the dormer helping it to blend in with its surroundings. The dormer although large would not appear as an alien feature within the street scene. The dormer as proposed is the result of amendments sought to remove a large two storey extension to the rear with dormer and achieves a more subsidiary design and form than the original proposal.

The hipped roof extension to the side would replace the existing conservatory and detached garage and provide a more cohesive design overall finished in matching materials and lining through at eaves level. The extension would be set back from the front of the building, with a lower ridge height and would be subsidiary in scale and form to the existing building. The extension would not appear dominant or intrusive in the street scene or detract from the character of the property.

The rear infill extension would reflect the design and form of the existing extension to which it adjoins. This part of the proposal would not be visible in the street scene and would have no adverse impact on the surrounding area.

The amendments to the scheme have significantly improved the design which is considered to complement the character of the existing building and relate well to other buildings in the street scene. There would be no significant adverse impact on the visual amenities of the locality as a result of this proposal.

Residential Amenity

The most affected neighbours are those to the north at No.4 and to the east at No.46 Palatine Road.

The existing garage adjacent to the north boundary with No.4 would be removed and shifted forwards in the site and pulled in slightly from the

boundary. The extension would not project any further forwards or rearwards than the existing building and has a much lower ridge height with hipped roof form and would not result in any significant overshadowing to the neighbour's property or diminish light to their south facing windows. The proposed gable roof form to the loft is over 9m from the No.4 and would not appear overbearing or oppressive to the neighbours or adversely affect light to their windows. The proposed window to the gable would look out towards the flank wall of No.4 where there are no first floor windows. Views to the ground floor windows from this gable window would be very limited due to the distance and high boundary fence and hedge. The proposed rear dormer would have obscure glazed windows serving non-habitable rooms and would not result in overlooking or loss of privacy to No.4.

The rear of the application property faces on to the side of No.46 and is close in proximity. There is a high close board fence to the boundary. No.46 has a large rear dormer to the north elevation. The proposed single storey rear extension is small in scale and would not affect neighbouring amenity. The proposed rear dormer would be approximately 7m from the flank side wall of No.46. There are no first floor windows to the side of the neighbour's property and there would be no loss of light to the ground floor window (which serves as a secondary window to the lounge/dining room) and no overbearing impact as a result of a dormer in this position. All of the windows to the rear of the dormer are to be obscure glazed and of these only the two shower room windows would open by way of a fanlight at 1.7m above finished floor level. There would be no overlooking or loss of privacy to No.46. The hip to gable extensions would not result in any significant overshadowing to the house or garden of No.46. The two storey rear extension and dormer as originally proposed would have resulted in a much more imposing structure close to the boundary and was considered to have an unacceptable impact on amenity. The rear dormer as now proposed, although large is not considered to appear overbearing or oppressive to the neighbour and would not significantly affect any openings in terms of light or outlook.

There would be no impact on the neighbouring properties to the south or west of the site as these are separated by roads and at a good distance from the application site.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Obscure glazed/fixed shut dormer windows
5. No additional windows to north side

Expiry Date - 04/10/2023

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 (as amended)

Case Officer: Amanda Haslett Date: 21/11/23

Authorised by: Jo Morin Date: 21.11.2023