EXPIRY 29/05/25

Development Management – Delegated Officer Report

Application Number: AWDM/0397/25 **Recommendation: APPROVE**

Site: 33 Ellis Avenue, Worthing

Proposal: Removal of existing flat-roofed dormers and replacement with pitched roof dormer and rooflights. Construction of pitched roof open storm porch.

Date of Site Visit: 28/05/25

Neighbours Checked: Y

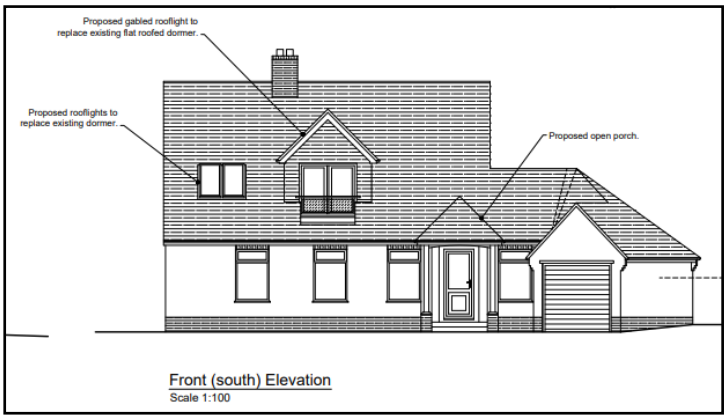
Additional neighbour notification: N

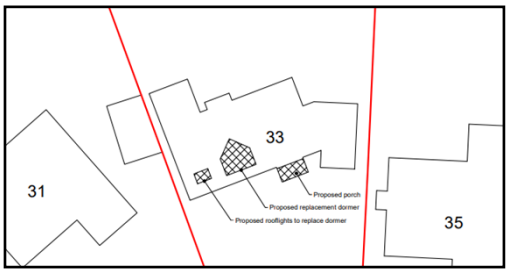
Proposal, Site and Surroundings:

Detached chalet house on the north side of the road occupying a wedge-shaped plot. Attached garage to east side with drive in front for parking.

The property is not listed, locally listed or within a conservation area. There are no TPO trees on the site.

Permission is sought to remove 2no modest-sized, unmatched dormer on the front roof slope and replace with a pitched-roof dormer centrally positioned on the front roof slope and a rooflight on the front slope to the west. Permission is also sought for an open front porch with a hipped and pitched roof.





Planning History:

Application for a Lawful Development Certificate for a Proposed Conversion of existing garage into habitable space to be used as ancillary to the main house

Show more description

33 Ellis Avenue Worthing West Sussex BN13 3DY

Ref. No: AWDM/0071/24 | Received: Wed 17 Jan 2024 | Validated: Wed 17 Jan 2024 | Status: Issued

Householder application for permitted development for prior approval for single storey extension to rear of property measuring 5.67m from rear wall of the original house, maximum height 3.15m and height of eaves of the extension 3m

Show more description

33 Ellis Avenue Worthing West Sussex BN13 3DY

Ref. No: AWDM/1334/23 | Received: Fri 22 Sep 2023 | Validated: Tue 26 Sep 2023 | Status: Prior Approval Required and Granted

Consultations: None
Representations: None

Relevant Planning Policies:

Worthing Local Plan (2023): SP1, DM5

National Planning Policy Framework (MHCLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

The proposed pitched roof dormer would sit comfortably within the roof space and be an improvement in design terms compared to the existing dormer(s).

The small storm porch is well designed and would also help to enhance the property.

There is no adverse impact on the streetscene nor will the development impact on neighbours as both the dormer and proposed rooflights are on the front elevation overlooking the road.

There are no objections therefore to the proposed development.

Recommendation

01 Standard Time Limit
02 Approved Plans
03 Matching materials

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

Case Officer: James Appleton Date: 28/05/25

Authorised by: Jo Morin Date: 29.05.2025