Expiry Date - 02/12/2025
Extension of Time - 16/01/2026

Development Management – Delegated Officer Report

Application Number: AWDM/1189/25 **Recommendation: – APPROVE**

Site: **11 Third Avenue Worthing West Sussex BN14 9NZ**

Proposal: **Single storey rear and side extensions, first floor rear extension with hipped roof; loft conversion including raised ridge height, raised eaves to side, rear dormer and front and rear rooflights.**

Date of Site Visit: 02/12/2025

Neighbours Checked: **Y**

Additional Neighbours Notified: All neighbours re-consulted following amendments and updated description.

Site and Surroundings

The site is located to the west side of Third Avenue, in a residential area to the north of the A27. The property comprises a detached two storey house with highly decorative brick nogging (brick infill within a timber frame) to the front elevation laid in a mix of horizontal, angled, herringbone or chequer pattern and render to the side and rear and timber/metal framed windows with leaded lights. The property has a catslide roof to the south side, hipped roof with gablets and projecting two storey elements to the front and rear. There is an attached pitched roof garage to the south side and flat roof extensions to the side and rear.

The property is set back from the road behind a dual access driveway, low front wall and some trees. 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 single storey side and rear extensions, a first floor rear extension and a loft conversion including a raised ridge and side eaves, rear dormer and front and rear rooflights.

The existing flat roof garage/workshop extension to the rear of the main pitched roof garage would be demolished and replaced with a new extension of the same depth but narrower in width finishing in line with the garage wall to the south and forming a study. The catslide roof to this side would be continued across to form the roof of the extension with the same low eaves height of approximately 1.6m. Two rooflights would be added to the south side and double doors to the rear. The extension would be finished in render and tiles to match the existing building.

The existing single storey rear extension and conservatory would be demolished and replaced with a single storey rear extension measuring 4m deep x 11.6m wide with a parapet roof of approximately 3m high. The extension would form a large open plan kitchen/dining/living space with glazed doors to the rear elevation and rooflights above.

The four pane window to the north side would be blocked up, retaining a single pane window to the proposed utility room. The extension would be finished in brick to match the existing building.

The first floor rear extension would infill the rear south-west corner of the building measuring approximately 2.6m deep x 4.15m wide. The hipped roof would be extended across the extension and a small projecting hip added. The extension would be finished in tiles and render to match the existing building with a window to the rear serving the extended bedroom at first floor. A bedroom at first floor (to the front) would be converted to a bathroom.

The proposed loft conversion would require the ridge to be raised from approximately 8.4m to 9.5m high to retain a ridge instead of a flat roof section. The length of the ridge would be increased from 5.7m to 6.4m. The hipped roof to the sides and gablet detail would be retained but the eaves raised approximately 1.25m to the sides. The eaves height to the front and rear would be retained as existing. The existing dormer to the south side and the chimneys to the south and north would be retained.

A small dormer would be added to the rear measuring approximately 2.85m wide x 1.85m high x 1.9m deep, finished in tile hanging and with a window to the rear serving a bathroom. Four roof lights would be added to the front and three to the rear serving the bedrooms and hallway.

The loft conversion would provide 2 bedrooms and a bathroom. Works to the roof would be finished in tiles to match the existing building.

The application has been significantly amended from its original submission which included hip to gable extensions, a large rear dormer, a rear roof extension creating a large flat roof area instead of a ridge, obscuring the chimneys and removing the gablet detail.

Relevant Planning History:

None relevant

Consultations

None required

Neighbour Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
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 street scene is characterised by large detached two storey dwellings and bungalows of various design, form and architectural features. Properties are set back a good distance from the road behind generous front gardens and driveways contributing to the spacious character of the street. Building heights and roof forms differ considerably, particularly to the west side of the road.

The property to the south side of the application site, No.9, is a bungalow with hipped roof form and lower ridge, positioned away from the boundary. No.15, to the north side is a substantial two story house with a square form and higher ridge. Ground levels rise gradually to the north.

The application property is of high architectural interest due to its brick nogging detail to the front, the leaded light windows, catslide roof and gablet detail. There are no other similar properties in the street scene. It is considered important to preserve this character and ensure that any additions do not undermine or detract from this character. The original design was unacceptable due to its unattractive flat roof form that would have completely destroyed the traditional appearance of the building, significantly detracting from the character of the property and causing significant harm to the visual amenities of the street scene. Amended plans were requested to address these concerns.

The amended scheme retains a true ridge by raising the roof to incorporate the increased span, this allows the hipped roof form and gablet features which from part of the character of the property to be retained. The eaves height to the front and rear would be maintained with just the side eaves being raised helping to preserve the traditional roof form. The revised design is a significant improvement in relation to the original scheme and would not detract from the distinctive character of this property or make the roof appear overly dominant.

There is good spacing between the proposed raised ridge of the application property and the lower bungalow roof to the south. There is a smaller gap between the raised ridge and the two storey house to the north however the neighbour's property is positioned further forwards in its plot with a higher ridge than the existing building and therefore the additional height proposed by this application would not be considered dominant or intrusive in the street scene or to be out of keeping with the varied character of the area. The bulk of the increased ridge is reduced by maintaining the hipped roof form to the sides and the gablet features. The design of the roof extension is considered to integrate with the traditional character of the existing building and would not result in significant harm to its architectural interest.

The first floor rear extension has been designed to retain the hipped roof to the rear integrating well with the existing building and avoiding a large flat roof addition. The

small dormer centred on the rear roofslope would not dominate the roofscape or appear out of keeping.

Removal of the flat roof addition to the rear of the garage and its replacement with a smaller catslide roof to match the existing would enhance this elevation, preserving the character of the property.

The proposed single storey rear extension is subsidiary in form and scale to the existing building and would be an improvement in appearance in comparison to the existing mismatched additions to the rear.

The extensions and alterations would be carried out in materials to match the existing building and would not harm the character of the building.

There would be no significant adverse impact on the character of the property or the visual amenities of the street scene as a result of this revised proposal.

Residential Amenity

The most affected neighbours are those to the sides at No.9 and 15 Third Avenue and No.17 Second Avenue.

The bungalow at No.9 is located to the south of the application site away from the boundary formed by a hedge and has a large garage adjacent to this boundary. The proposed extensions and alterations at ground floor would be screened by the neighbour's garage and would not affect their amenities. The increased height and span of the roof and rear roof extensions would not result in overshadowing or loss of light to the neighbour's property or appear overbearing or oppressive. The rooflights to the south side serve the ground floor study, are above eye level and would not result in overlooking or loss of privacy.

No.17 is located to the south-west of the application site and the house is over 20m from the proposed extensions at first floor and roof level. Whilst the roof extension to the rear would be visible from this property they would have no adverse impact on amenity. Additional openings at roof level would consist of three rooflights and a small dormer none of which would significantly increase opportunities for overlooking to the neighbour's home or garden.

No.15 is a two storey house located approximately 7m to the north of the application property and positioned further forward in its plot. There is a hedge and trees to the boundary. The raised part of the ridge would be over 10m from the neighbour's property and would not adversely affect the neighbours in terms of overshadowing or appear overbearing or oppressive. The increase in eaves height is about 7m away but is relatively small and does not expand beyond the footprint of the existing building and is not considered to have any adverse impact on amenity. There is a first floor window to the side of No.15 however the proposed extensions are unlikely to diminish light to this window or to adversely affect amenity. The single storey rear extension would not extend beyond a line projected at 45 degrees from the midpoint of the neighbours nearest opening to a habitable room. The extension is single storey in

height and would not appear overbearing or oppressive. There would be no overlooking as a result of this proposal.

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

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations or roof of extensions
5. Brick nogging and chimneys retained and gablets constructed as per approved plans

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

Case Officer:	Amanda Haslett	Date: 13/01/26
Authorised by:	Louise Prew	Date:14/01/2026