

Development Management – Delegated Officer Report

Application Number: AWDM/0385/26 **Recommendation:** – APPROVE

Site: 37 Sackville Crescent Worthing West Sussex BN14 8BP

Proposal: Loft conversion with front and rear dormers; and side porch

Date of Site Visit: 17.06.26

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

Sackville Crescent is an established residential area with a mix of dwelling types and sizes. No 37 is a semi-detached bungalow on the north side in a group of similar bungalows. The bungalow has a half hipped roof and a driveway to the western side to a detached garage at the rear. The front door is on the side.

Proposal

The application which has been amended since originally submitted proposes dormers to the front and rear and a porch.

The two dormers to the front propose matching materials with hipped pitched roofs.

At the rear a flat roof dormer is proposed with a window and Juliet style full length windows. Materials to match existing.

The proposal also includes a porch to the west side of the property with a flat roof, door to the front and full length glazing to the western elevation. The porch would be clad.

Relevant Planning History:

None relevant

Consultations

None received

Neighbour Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM16

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

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.

Dormer windows are not a particular feature of the street scene, although there are a few examples visible in the street. At No 31 there are two small dormers in the front elevation as well as a dormer at the rear with flat roof and false pitch.

No 37 is a semi, although the proposed front dormers may have an unbalancing effect on the pair of semi-detached bungalows, the dormers themselves are not excessively large and sit comfortably on the front elevation similar to No 31, with some variety in the street scene and other dormer windows visible in the street, a refusal on design grounds would not be justified in this instance. The rear dormer although large has been set back and set down from the ridge and would not be unduly visible in the street scene.

The porch would be small and set back from the front elevation; it would be in character with the size and position of the dwelling and cladding on this small porch would be an acceptable material. A condition would be attached that this would be allowed on the porch only and should not be used on the rest of the building.

Residential Amenity

The dormers would have windows to the front and rear elevations, similar to the existing fenestration of the property. There would be no detrimental additional overlooking and the dormers would not cause loss of light or visual impact to the neighbouring properties. The extension into the roof would involve a new window in

the first floor west elevation. The window is narrow and to a landing and would not cause undue overlooking.

The porch would be within approx. 1.1m of the boundary. There is currently inter-looking between the properties across the open drives with both properties having windows in their side elevations facing each other. The porch has full length windows to the west elevation facing the drive and windows beyond of No 35. In view of the proximity to the boundary, a condition to secure obscure glazing to this porch window is considered appropriate.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials or as shown on the plans
4. Obscure glazing to the porch window west elevation
5. No additional openings

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/N

Case Officer: Jackie Fox

Date: 30.06.26

Authorised by:

Date: