Expiry Date - 08/10/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1030/25 **Recommendation: – APPROVE**

Site: **32 Sunningdale Road Worthing West Sussex BN13 2NF**

Proposal: **Proposed room in roof consisting of hip to gable and rear dormer (part retrospective)**

Date of Site Visit: 13.10.2025 (and 06.05.2025 in relation to AWDM/0504/25)

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a semi-detached bungalow on the south side of Sunningdale Road within an established residential suburb of the town. It has a driveway to the east side of the dwelling leading to a detached garage set back into the rear garden.

The bungalow is vacant and undergoing refurbishment works including development consisting of a hip-to-gable roof extension, rear dormer, front rooflights and single-storey rear extension.

The single-storey rear extension (permitted part retrospectively under AWDM/0504/25) appears almost complete.

At the time of the latest officer site visit the front rooflights, hip-to-gable roof extension and rear box dormer had been largely completed with the new east flank wall of the gable now tile-hung in grey tiles to match the main roof. The grey-coloured composite cladding previously on the rear dormer has been removed exposing the insulation/battening underneath.

No.30 to the west comprises the attached half of the pair and has been enlarged at the rear by a single storey rear extension.

Adjoining to the east, No.34 comprises a similar style of bungalow but with no driveway to the side. It has been enlarged by a rear conservatory on the east side of the rear elevation.

Proposal

Permission is sought to retain the hip-to-side gable, front roof lights and rear dormer as built but with the dormer faced in tile-hanging to match that existing on the roof/side gable.

The current application arises following an enforcement investigation (AWEN/0043/25).

Permission is required in this case because the roof extensions are joined to the roof of the single-storey rear extension and both elements were constructed simultaneously as a single building operation.

Relevant Planning History:

AWDM/0504/25 - Single storey rear extension with raised decking.
STATUS: Application Permitted 17th June 2025.

Other relevant planning history in Sunningdale Road: -

No.6: AWDM/0903/25 Proposed single storey rear extension (existing conservatory removed); loft conversion with hip to gable roof extension, rear dormer and front roof lights – PENDING CONSIDERATION.
No.8: Hip-to-gable roof extension and rear dormer apparently undertaken as 'permitted development' c.2004
No.20: Granted p.p. in conjunction with a side extension granted under AWDM/0717/23.
No.27: Hip-to-gable roof extension and rear dormer apparently undertaken as 'permitted development' c.2012
No.31: Hip-to-gable roof extension and rear dormer apparently undertaken as 'permitted development' c.2011
No.34: AWDM/0424/24 Application for a Lawful Development Certificate for a Proposed rooms in roof consisting of hip to gable, rear dormer and front roof lights and an open porch at the Front of the property. ISSUED – NOT COMMENCED.
No.50: Granted p.p. under WB/01/01208

Consultations: None undertaken.

Neighbour Representations

2 objections have been received from 34 and 36 Sunningdale Road raising the following concerns:

- We object to firstly the size of the both the loft conversion and ground extension.
- We had previously been advised by the Council that the dormer is not meant to be visible from the road, however, this one most definitely is.
- The height of the dormer seems unnecessarily high, making it seem even larger.
- The ground floor rear extension appears to finish well above the eaves height which makes it very imposing from our side, affecting our privacy too.
- The cladding to the dormer was originally grey plastic however this has been removed to parts of the dormer and the gable is now tile hung. We are not sure what the remaining elevations will be finished in. Ultimately the whole building is a modern, monstrous box. Not at all in keeping with the older style bungalows in the road.
- We believe that past planning applications in the road have been denied based on the above points and are concerned that should 32 be passed, this will set a precedence for the road.

- We also feel that just because the owners have continued with the build without planning approval, they should not automatically be allowed to keep what has been built. Others follow the correct procedures and obtain planning permission first.
- We are aware that you have received communications from other neighbours.
- We spoke with your Enforcement team last March but when the builders at No.32 were spoken to they said that permission wasn't needed and just carried on.
- The rear extension and roof extensions appear very big, now making this a 4-bedroom house and not in-keeping with the original small bungalow.
- The south-facing windows in the dormer overlook properties in Muirfield Road.
- The new roof tiles do not match No.30 (the attached half) or any others in the road.

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. A retrospective application must be assessed on its merits in the same way as any other planning application (i.e. as if it had not been carried out). The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

Local Plan policy DM5 requires all new development including extensions to (amongst other things) be of high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area including considerations of proportion, form, design, massing, height, scale, materials, and detailed design. It states that development should enhance the local environment by way of its appearance and character with particular attention paid (amongst other things) to architectural form, height, materials, scale and impact on street scene. It should make a positive contribution to sense of place, local character and distinctiveness of an area.

The Council's SPG 'Extending or Altering Your Home' states that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling. Therefore, there is a normal presumption against dormer windows which are visible from the street. However, exceptions can be made if the dormer is located at the rear of the property to make it less visible, or if several other dwellings on the street already have dormer windows which are not substantially out of character.

Although the hip-to-gable roof extension has 'unbalanced' the appearance of the existing pair of hipped roof bungalows, similar roof extensions have been carried out

on several other bungalows in this road such that the resulting appearance in this case is not considered to be out-of-character.

Similarly, there are several large rear box dormers in this road, some which have been granted planning permission and others carried out as permitted development (see planning histories above).

The flat roof of the dormer is set down 0.5m from the ridge of the roof. The east side 'cheek' is set in only nominally from the edge of the new gabled. The (unfinished) dormer is clearly visible from the road and a greater 'set-in' would have been preferred to minimise its visual impact in the street scene. Even so, in visual terms the dormer 'reads' as a subsidiary addition that is distinguishable from the main pitched roof form of the bungalow. Finishing the dormer in matching tiles will help it to recede further in public view compared to its current unfinished state. Having regard to the character of Sunningdale Road which include several other rear dormers that are noticeably visible from the road, it is considered the harm to visual amenity and local character is not so severe in this case to justify refusal of the application.

As part of the refurbishment works the previous traditional orange/brown clay roof tiles have been replaced in grey tiles to achieve a more 'modern' appearance. There is a clear sense of visual cohesion in this road created by the repeated form and massing of the pairs of bungalows. Even so, differences in their detailed design (including window styles/colours and elevation treatment) are apparent. The fact that the colour of the roof no longer matches the roof on the other half of the pair (No.30) does not materially detract from the existing character of the road.

Residential Amenity

The most affected properties are those on either side (Nos 30 and 34) and to the rear in Muirfield Road.

The flank of No.34 lies to the east approximately 1.2m from the site boundary. The main entrance to the property is on the west side and windows in this elevation serve a bathroom and kitchen (the latter also served by a window in the rear). The 'bulk' of the roof enlargement has had some impact on the receipt of light to and outlook from these rooms. However, there is an overall gap of approximately 4m between the respective properties (including the width of the driveway at No.32); and bearing in mind the windows in question do not serve habitable accommodation, the impact is not considered severe. A Certificate of Lawfulness for a proposed hip-to-gable roof extension and rear dormer has been issued for this property and planning permission granted for a single-storey extension. Works have not yet commenced to implement either. The planning permission (AWDM/0410/25) carries some material weight as a consideration. The proposals show the re-positioning of the main entrance to the front elevation, with 2no GF windows in the west side wall shown serving a WC and utility room. No FF windows are proposed in the east side gable. It is not considered that the roof enlargement at No.32 will adversely impact the proposed accommodation at No.34.

The attached bungalow No.30 has no roof accommodation. Although the dormer is visible from the rooflights in the rear extension of No.30, it has had no significant on the receipt of light to or outlook from the main rooms.

There is a separation distance of some 50m between the windows in the proposed rear dormer and the rear elevations of properties to the south in Muirfield Road. Thus, although the roof enlargements and windows are clearly visible from this direction the effect of overlooking is not unacceptable.

Recommendation:

APPROVE subject to condition(s): -

1. Drawing Numbers
2. The rear dormer shall be completed using tiles to match the colour of the extg roof.
3. No openings to side elevations of roof enlargements

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: Jo Morin Date: 16.10.2025

Authorised by: Louise Prew Date:16/10/2025