Expiry Date - 28/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0431/24 **Recommendation – APPROVE**

Site: **25 Strathmore Close Worthing West Sussex BN13 1PQ**

Proposal: **Loft conversion with rear dormer and hip to gable end, together with rear ground floor extension**

Date of site visit: 10/05/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Strathmore Close within a residential area of Worthing. The property comprises of a semi-detached bungalow with rendered elevations and a tiled hipped roof. The property is set back from the road behind an open driveway with a garage used for storage only at the rear. There is a good size garden to the rear enclosed by high fencing.

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 with hip to gable and rear dormer and a single storey rear extension.

The ridge would be extended out to the west side to form a hip to gable extension finished in tiles to match the existing roof. Three new roof lights are proposed to the front in addition to the existing roof light, all serving the proposed bedrooms. A small window is proposed to the west gable serving the stairs.

The proposed rear dormer would measure approximately 7.75m wide x 2.75m high x 3.65m deep and would be finished in tiles to match with three windows to the rear serving a bedroom and bathroom.

The proposed rear extension would measure 8.3m wide x 6.01m deep with a flat roof of 3m high and roof lanterns above. The extension would be rendered to match the existing building with bi-fold doors to the rear and a window and door to the west side serving the kitchen and utility room.

Relevant Planning History:

None relevant

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Consultations:

WSCC Highways - This application seeks a loft conversion with rear dormer and hip to gable end, together with rear ground floor extension. The site is located on Strathmore Close, an unclassified residential road subject to a speed restriction of 30 mph.

No alterations are proposed to this existing vehicular access arrangement. The proposed works are not anticipated to give rise to a material intensification of use of the existing access point.

An existing driveway with provision for two off-street parking spaces will be retained. I note that a dwelling of this size and location would require three car parking spaces as per the output of the WSCC Car Parking Demand Calculator and as such, any overspill parking would have to be accommodated on-street. The shortfall of one parking space would not be anticipated to give rise to a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider potential amenity impacts.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Officer response – There is no change to the parking provided at this site as a result of this application. The garage at the rear is only used for storage, due to its small size.

Representations:

Two objections received from neighbours to the rear raising the following concerns:

- *Upon reviewing the submitted plans, I have serious objections to aspects of the development that significantly impact the privacy of my property. The design for the loft conversion on the rear/south elevation of the proposed building presents a direct invasion of privacy to my home, specifically targeting visibility into my kitchen/dining area and overlooking our garden. The intention behind purchasing our bungalow was to secure a private living space, which this development threatens. Although I do not oppose the ground floor extension, as it poses no direct impact on us, I am compelled to strongly object to the proposed dormer due to its intrusive nature. Additionally, I have noticed that our neighbour's, whose properties might also be affected by this change, have not been duly informed about the dormer construction. In response, I have undertaken to notify them personally, to ensure they are aware and can also voice any concerns. I respectfully request that my*

objections be thoroughly considered in your decision-making process prior to the granting of any construction permissions.

- *We wish to formally object to certain elements of the proposal, particularly the loft conversion on the rear/south elevation. The design of this conversion would allow for direct sightlines into my mother's garden, significantly compromising her privacy and wellbeing. The size and placement of the loft would essentially transform the property at 25 Strathmore Close into a much more imposing structure, overlooking adjacent properties. While we have no objections to the proposed ground floor extension, as it does not affect my mother's property, the planned dormer extension as proposed is unacceptable. We kindly request that our concerns be seriously considered and addressed in the assessment of this planning application. We urge the planning committee to withhold approval for the commencement of construction until these privacy concerns are resolved.*

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 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 semi-detached bungalows of similar scale and form with hipped roofs. The adjacent property at No.26 has a dormer to the side which gives the impression of a hip to gable extension. Hip to gable roof extensions are common in the wider area and the proposed extension would not be out of character in the wider locality. Roof lights are also common in the area and would not adversely affect the character of the property.

The proposed rear dormer would be set down from the ridge and in from the sides and would not subsume the entire roofscape to the rear. The dormer would be mainly obscured from view from the road by the hip to gable extension and would not appear dominant or intrusive in the street scene. Dormers are also common additions in the area and the proposed dormer is of similar dimensions to others approved in the locality. The roof extensions would be finished in tiles to match the existing building reflecting the character of the property.

Although most of the bungalows in Strathmore Close retain their original hipped roofs, similar roof extensions can be seen in many of the surrounding roads

and the proposal would not adversely affect the character of the wider locality. It is also noted that a hip to gable extension and rear dormer of a similar scale could be added under permitted development without the need for planning permission.

The proposed single storey extension is to the rear of the property and would not be visible in the street scene. The extension is not excessive in scale and would remain subsidiary to the main house due to its single storey height.

There would be no significant impact on the character of the property or the visual amenities of the locality.

Residential Amenity

The most affected neighbours are those to the sides at No.24 and 26 and to the rear at No.20 Melrose Close.

No.24 is the adjoining bungalow to the east side and has a rear extension of the same depth as proposed at No.25. There is a high fence to the boundary. The proposed rear extension would match the depth and height of the neighbour's extension and would not result in an overbearing or oppressive structure. The proposed rear dormer would provide the opportunity for additional views at first floor level however these views would be directed across the applicant's own garden and are not considered to have a significant impact on the privacy of these occupants.

No.26 is located to the west side and separated by a high fence to the boundary. The garages to both properties are adjacent to this boundary. A gap of 2.2m would be retained between the proposed extension and the boundary and only a small section of the proposed extension (1.5m) would be visible between the rear wall of the existing rear projection (to be replaced as part of the extension) and the front of the garage. The remainder of the extension would be screened by the garage to the boundary. A single storey extension in this position away from the boundary and of single storey height would not have any adverse impact on the neighbouring property. Two new openings are proposed to the west side elevation consisting of a door serving the utility room and a window to the kitchen; both of these openings look out on to the boundary fence and would not result in any overlooking. The hip to gable extension would not result in any significant increase in overshadowing or loss of light to the ground floor openings to the side of No.26 and would not appear oppressive in outlook. Views from the rear dormer to the neighbour's garden would be at an oblique angle and would not give rise to any significant concerns in terms of overlooking or loss of privacy.

No.20 Melrose Close is located to the rear of the application site and is positioned at an angle to No.25. The rear elevation of the proposed dormer is approximately 23.5m from the boundary with No.20. A distance of 20m or more is usually considered sufficient in an urban context, to mitigate the impact of overlooking from dormer windows. The proposed dormer would comply with this distance. The neighbour here has objected on the grounds of overlooking

and loss of privacy to their house and garden from the dormer windows and although it is recognised that some views would be possible, the distance retained to the boundary is considered to be acceptable. The potential for overlooking and loss of privacy is therefore not considered to be significantly harmful to the neighbour's amenity. It is also recognised that a rear dormer could be constructed under permitted development without the need for planning permission with no difference in the views that would be possible. Therefore whilst the neighbour's concerns are recognised and have been considered, the proposal complies with the standard distance considered acceptable for dormers and could also be achieved under permitted development and therefore it would not be reasonable to refuse the application on these grounds. The single storey extension would not affect this neighbour.

An objection has also been received from No.21 which is located to the south-east of the application site and further away than No.20. Any views to this property would be at an oblique angle and would not have any significant adverse effect on these occupiers.

Although there would be some additional opportunities for overlooking as a result of the rear dormer, this complies with the standard limits and is not considered to result in significant harm to the residential amenities of adjacent occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: Amanda Haslett Date: 24/05/24

Authorised by: Gary Peck Date: 24 May 2024