Expiry Date - 24/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0983/24 **Recommendation – REFUSE**

Site: **2 Central Avenue Worthing West Sussex BN14 0DR**

Proposal: **Removal of roof and erection of an additional storey at first floor level; single storey front extension**

Date of site visit:

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a detached bungalow on the south side of Central Avenue a residential road of primarily detached properties of bungalows and two storey houses. The properties are generally of individual design. The road inclines to the east.

The site is set back from the road with a low wall along the frontage. There is a vehicular access with parking in front of the garage on the eastern side of the plot and a small front garden. The property has a front projection with a bay window and hipped roof with the front door set back. The main part of the dwelling sits under a bonnet roof. The garage which is set further back has a flat roof. The property is slightly offset to the frontage facing north east. The property has small triangular shaped garden to the rear. There is a mixture of fencing and shrubs to the boundaries.

To the east is a detached bungalow which has a gable feature to the front facing parallel with Central Avenue.

To the south is a bungalow facing onto Findon Road

To the north is a further corner property, it is a chalet style and faces the corner of Central Avenue and Findon Road.

Proposal

The application proposes a complete remodelling of the dwelling including a ground floor extension of approx. 15sqm, a new first floor of approx. 84sqm and pitched roof. The proposed dwelling would retain the existing brickwork at ground floor with render at first floor. The roof pitched would have a lower slope than existing with hipped elements.

The ground floor extension would be to the front although set back behind the now proposed two storey gable. The first floor front gable would have Juliet balcony doors

The design of the proposed additions has been modified from the pre application proposal taking into account the contemporary design and some potential overlooking concerns.

Relevant Planning History:

PREAPP/0192/24 - Extension of bungalow to form 2 storey house

Consultations: None

Representations: None

Relevant Planning Policies

National Planning Policy Framework (2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan 2023 (2020-2036) ("WLP")

DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM16 - SUSTAINABLE DESIGN
DM18 (Biodiversity)

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 main issue is the effect of the proposal on the street scene and the character and appearance of the host dwelling.

The National Planning Policy Framework advises in Paragraph 131 that good design is a key aspect of sustainable development, is indivisible from good planning, creates better places in which to live and work and makes development acceptable to communities. Paragraph 135 indicates that development should: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) be visually attractive and (c) sympathetic to local character and history, and in Paragraph 139 states: "Development that is not well designed should be refused especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes".

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.

The character of Central Avenue is a wide tree lined avenue of older style properties both bungalows and two storey houses set back from the road and mature in character. Findon Road also has a range of house types. The bungalow currently sits on a corner but due to its scale, set back and landscaping is not unduly prominent. It sits between two bungalows. The three small scale bungalows address this corner and make a harmonious contribution to the street scene.

The existing bungalow is a modest hip-roofed detached bungalow which is in keeping with the scale and form of the adjoining buildings.

Although there is two storey development within close proximity of the site. The proposal would involve the reconfiguration of the property with extensions and a new roof to form first floor accommodation. The proposed does seek to retain existing features at ground floor including the brickwork and bays to the north and west elevations but then looks to provide a first floor in render. This is a feature that is common on surrounding properties. However, the design is such that the first floor gable will sit above the front (north elevation) which would look awkward, floating above the bay.

Although the overall design other than the gable above the bay is not unpleasant, the proposal to extend the property with an additional floor on this relatively modest plot between two small scale bungalows would mean that the development would be unduly prominent.

The siting along with the modest plot size with a limited rear garden and the increased plot coverage together with the increase in height, scale, and massing would appear an overdevelopment in the context of this plot and street scene.

The current proposal would not only have an impact on the character of the property but also in views of the street in general. The proposal is therefore

considered to be contrary to Local policy, the SPG and NPPF as outlined above.

Residential Amenity

The most affected properties are No 4 Central Avenue and 272 Findon Road.

In terms of the impact on No 4, this property is situated to the east and comprises a bungalow, it is situated approx. 1.2m from the boundary with No 2 and there are secondary windows along the side elevation facing No 2. No 2 currently has a hipped roof which ensures that light is maintained to these westerly facing windows and the bungalow is not obtrusive. The proposal to extend to a first floor would due to its proximity have an impact on No 4 in terms of potential for visual impact and loss of light.

With regards to No 272 Findon Road. Due to the limited garden and space to the rear, the proposed two storey development would be with 2-6m from the boundary of the side of No 272. No 272 is also close up to the boundary. The proposal to create a two-storey property in the location shown would due to the proximity have a detrimental impact on No 272 in terms of visual impact, loss of light and perceived overlooking.

Recommendation

REFUSE for the reason:-

1. The proposed front extension together with the new first floor and roof would by reason of their size, design, scale and form constitute an unduly assertive overdevelopment of the existing dwelling on this modest plot and would be detrimental to immediate existing surrounding development and detrimental to the street scene. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework.
2. By reason of their scale, massing, orientation and proximity to the site boundaries the proposed first floor extension would be overbearing and give rise a perception of overlooking that would be intrusive for the occupiers of 4 Central Avenue and 272 Findon Road detrimental to their amenity. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a

satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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

Case Officer: Jackie Fox Date: 24/09/2024

Authorised by: Louise Prew Date: 25/09/2024