

Development Management – Delegated Officer Report

Application Number: AWDM/1564/25

Recommendation: – REFUSE

Site: 48 Lime Tree Avenue Worthing West Sussex BN14 0DP

Proposal: Reconfiguration of bungalow to provide rooms in roof including raising of roof ridge, front and side dormers and rooflights; ground floor side extension and associated alterations

Date of Site Visit: 18.02.25

Neighbours Checked: Y

Additional Neighbours Notified:N

Site and Surroundings

The property comprises a detached bungalow on the corner of Lime Tree Avenue and Cissbury Avenue. The property faces the corner and is set back. The vehicular access is situated off Lime Tree Avenue. There is relatively low wall to Lime Tree Avenue and approx. 1.8m high fencing to Cissbury Drive.

The bungalow has hipped and gable roofs and two forward projections features, one of which has a bay window to the front under a tiled roof. There is a flat roof extension to the side/rear. The property is a mixture of render and brick detailing.

The properties on the other three corners of this offset junction are all different with a bungalow, chalet bungalow and two storey house.

Proposal

The application has been submitted to overcome the reasons for refusal and proposal under AWDM/0105/25.

The current application proposes remodelling and enlargement of the existing bungalow to form a chalet bungalow. The application proposes replacing the existing roof and removing the existing roof structure to accommodate a first floor. The overall roof height will be increased by approx. 4.5m with a flat top and three pitched roof dormer windows and a number of roof light windows.

The application also proposes the removal of part of the rear wall of the existing kitchen and the erection of a single storey extension off the north corner of the property to form a porch/mud room, approx. 6.9m in depth and set off the northern boundary by approx. 0.3m. The extension would have access to the kitchen and have doors either end. The extension would have a pitched roof to the height of the proposed new roof height.

The existing flat roof of the existing extension to eastern side would be replaced with a bonnet style roof with a flat top. The hipped front projection would be gabled with a window in the apex.

The proposed extensions would create a 6-bedroom property with two bathrooms.

The proposal involves a reconfiguration of the ground floor with some rearrangement of window positions and doors.

Relevant Planning History:

97/05449/FULL - RETROSPECTIVE APPLICATION FOR THE ERECTION OF A SUMMER HOUSE

STATUS: Conditional Consent 14th January 1998.

AWDM/0105/25 - Removal of roof and erection of additional floor to form a two-storey house with rear balcony and single storey side extension

STATUS: Application Refused 19th March 2025.

Consultations

WSP In The UK

Following a review of the submitted information, we have no objection on surface water grounds. Due to the size, site location and type of development, **we would recommend the approval of the application** with the following informative attached.

Informative 1: The applicant should consider the use of SuDS (such as rain gardens or water butts), where possible, within their drainage strategy to provide runoff betterment

Environmental Protection, Environmental Health & Licensing

1. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours

Saturday 09:00 - 13:00 Hours

Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area.

2. No development shall take place, including any works of demolition, until a

Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate, but not necessarily be restricted to the following matters:

the anticipated number, frequency and types of vehicles used during construction, the method of access and routing of vehicles during construction,
HGV construction traffic routings shall be designed to minimise journey distance through the Council's Air Quality Management Area (AQMA),
the parking of vehicles by site operatives and visitors,
the loading and unloading of plant, materials and waste,
the storage of plant and materials used in construction of the development,
the erection and maintenance of security hoarding,
a commitment to no burning on site,
methods to control dust from the site,
a commitment to following BS5228:Code of Practice for noise and vibration control on construction and open sites,
details of public and neighbour engagement both prior to and during construction works.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction

Neighbour Representations

1A Cissbury Drive Worthing West Sussex BN14 0DT

Concerned about the closeness to my boundary fence of the proposed east wall which is not specified. It will presumably be difficult to inspect and maintain without access to my property which is unacceptable.

Also as a full time carer I am concerned about the noise and disruption that will occur when these works are being carried out and would like assurances that these will be kept to a minimum

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 application has been submitted to overcome

the previous reasons for refusal for extensions of the property to form a two storey dwelling. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The existing bungalow is a modest detached bungalow which is in keeping with the scale and form of other bungalows to either side and in the near vicinity. The proposal would involve a new first floor with an increase in the overall height and three pitched roof dormers. Due to the size of the footprint of the existing dwelling and the then increase in roof height above this footprint it would result in the three dormers which would create a cluttered appearance that with the flat top to the proposed roof would create a clumsy, top heavy and unsympathetic roof form.

The property is situated on a prominent corner and although the reduction of the current scheme from the previous refusal has reduced the bulk the design of the roof and dormers would appear overly cluttered out of scale and character with the existing dwelling and plot relationships, and as such still creating a bulky unsympathetic extension. The single storey elements would also be increased to the northern boundary and with the additional skirt roofing to the existing flat roof extension and the proposed extension would add to the inappropriate scale and bulk of development on this plot.

The character of this part of Lime Tree Avenue with Cissbury Drive is prominently of single storey bungalows. Although there are examples, that have gone up to first floor level these are generally within the existing roof space and lit either with roof lights or sympathetic dormer extensions in scale and character with the size of the dwelling.

The creation of a chalet bungalow with the extent of intervention proposed would have a significant visual impact on both the architectural form and integrity of the building itself, and the street scene it sits within. The building sits on a corner and has been set back in the plot to enable the corner to remain open and the dwelling to sit comfortably with surrounding development. The proposed roof extension and dormers would be out of character and prominent above immediately surrounding development and would not respect the established pattern of development. The proposed extensions would be unacceptable visually obtrusive from Lime Tree Avenue and Cissbury Drive.

As such the proposal would be out of scale and proportion with the existing dwelling, size and position of the plot impacting on the character of the existing dwelling and the street scene.

The proposal would therefore be contrary to the NPPF and policy DM5 of the Worthing Local Plan (2023).

Residential Amenity

The most affected properties are 50 Lime Tree Avenue and 1A Cissbury Drive.

In terms of No 50 to the north-west, this property is a bungalow which has been extended into the roof with roof lights to the front and a flat roof dormer to the rear.

The proposed single storey extension would be within approx. 0.3m of the boundary with a pitched roof. No 50 is set approx. 0.5m from the boundary with a blank flank elevation facing south and conservatory beyond. There is close boarded fencing to the boundary. The single storey extension would join with the proposed roof height of approx. 6.2m although sloping away from No 50 this is a significant structure within close proximity of the boundary. The proposed extension of this size and position would cause loss of light and visual impact to the conservatory of this property.

The first-floor element is further from the boundary, but is still in close proximity to the boundary, with the additional height and massing, it is likely to cause detrimental loss of light and visual impact having an overbearing impact on No 50. The proposal involves roof light windows to the north and a dormer to the northeast which also have potential to cause overlooking or perceived overlooking within close proximity with the boundary of No 50.

With regards to No 1A Cissbury Drive this property is situated to the north east. The occupants of No 1A have also raised objections to the proposal in terms of the relationship to the boundary of the extensions and noise and disturbance during construction, No 1A has its side flank west elevation facing to the rear of No 48, there is a garage to the front closest to the boundary, although there is potential for some overlooking from roof light windows and the dormer, there would be no direct overlooking of private space and with the garage closest to the boundary it is not considered that it would be detrimental as to refuse the application on this basis. Noise during construction could be dealt with by condition.

Drainage

WSP have not raised any objections to the proposal.

Recommendation

REFUSE for the reason:-

1. The proposed roof extensions and dormers by reason of the size, overall design, bulk and form would constitute a visually discordant addition on this modest corner plot, out of keeping with the design and appearance of the existing dwelling 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 2023, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework
2. The proposed additional roof and dormers by reason of their size, siting orientation and proximity to the site boundaries would be overbearing and give rise to a perception of or actual overlooking that would be intrusive for the

occupiers of 50 Lime Tree Avenue detrimentally affecting 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 determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority offers a pre-application service if the applicant would like to submit a revised proposal.

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

Case Officer: Jackie Fox Date: 10.02.26

Authorised by: Louise Prew Date: 10/02/2026