Expiry Date - 13/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0576/23 **Recommendation – APPROVE**

Site: **4 Fairfields Worthing West Sussex BN14 7TR**

Proposal: **Rooflights to rear roofslope**

Date of site visit: 31/05/2023

Neighbours checked: Y – site notice affecting the adjacent Conservation Area was posted.

Additional neighbour notifications: N

Site and Surroundings

The site is located within the residential close of Fairfields. The property comprises of a two storey mid-terrace house with brick elevations and a tiled roof. The front of the property faces High Street Tarring and is directly adjacent the West Tarring Conservation Area. The property was built in the late 1990's and has a restrictive condition that requires a planning application for works that would normally be Permitted Development by Part 1 Classes A, B, C, D, E, F and H and Part 2 Classes A, B and C.

The property is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for 3 roof lights to the rear roof slope to serve a new bedroom and en-suite at second floor. After discussions with the Agent it was agreed the roof lights would measure 550 x 980mm for the landing and en-suite and 780 x 118mm for the bedroom.

Relevant Planning History:

WB/98/00933/FULL – Demolition of existing old peoples home and the construction of new housing development comprising 14 houses and 8 flats with access from High Street Tarring – Permitted.

AWDM/0515/23- Application for Certificate of Lawfulness for proposed no.3 rooflights to rear roofslope for loft conversion– Withdrawn

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Consultations: None required

Representations: None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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 proposed roof lights are to the rear and although would be seen from the cul-de-sac of Fairfields, would not be visible from the front which faces West Tarring Conservation Area. The proposal would ordinarily be Permitted Development except for the restrictive planning condition on WB/98/00933/FULL. It is noted that no other properties in Fairfields have rooflights although there are some visible in the surrounding area (61 High Street to the south and 64A opposite), which it is considered do not detract from the visual amenities or the character of the street scene.

Subject to control over their size the introduction of roof lights on the rear slope of this mid-terrace property would not adversely impact on the visual amenities of the locality.

Residential Amenity

There are no properties within the cul-de-sac directly to the rear of No.4. The roof lights would be visible from the cul-de-sac and there would be some overlooking of adjacent properties at an oblique angle but not to a degree that would be materially harmful or significantly worse than from the existing first floor rear windows.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Rooflight sizes no larger than 550mm x 980mm for the landing and en-suite and 780mm x 118m for the bedroom.

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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? N

Case Officer:	Elaine Rousseau	Date 29/06/2023
Authorised by:	Jo Morin	Date: 29.06.2023