Expiry Date - 04/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1403/23 Recommendation – APPROVE

Site: 10 Parham Road Worthing West Sussex BN14 0BL

Proposal: Rooms in roof comprising of hip-to-gable roof extension, rear dormer and front rooflights

Date of site visit: 15/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is a semi-detached bungalow located to the westerly side of Parham Road within a residential area. The property comprises facing brick to lower elevations and render in a grey shade to upper elevations, a concrete pantile hipped roof, along with white UPVC openings. The highways land of Parham Road slopes steadily downwards from north to south where-as ground levels rise relatively steeply from east to west, meaning the properties that reside to the west of Parham Road are elevated and prominent within the street scene and properties that reside to the west descend from the street scene. The application property is of a modest footprint and plot size and reflects the low-scale semi-detached bungalow character of the locality, many of which have achieved hip-to-gable roof conversions and extensions to provide rooms in the roof, including at the attached property to the south No.12 and adjacent property to the north No 8. The rear garden space is of a particularly restricted size and is at its most elevated level to the rearmost point by virtue of the topography. The garden is bounded by tall fences.

Proposal:

Permission is sought for a hip to gable roof extension to create additional space for rooms in the roof. A rear (west) facing flat roof dormer with 3No. rear facing windows is proposed, along with 2no. front (east) facing roof lights and a window to the side (north) gable face. To the rear of the property at ground-floor, the existing openings would be re-configured to provide new windows and bi-fold doors. Internal alterations would see the 2No. bedrooms at ground-floor level moved to first-floor level to accommodate a kitchen and dining area.

The ridge of the bungalow would be extended north by approximately 5.1m to create the gable end, which would vertically align with the extent of the eaves. The proposed dormer would measure approximately 7.2m wide, 2.8m high

and 4.3m deep, set approximately 0.35m below the ridge of the bungalow and 0.15m above eaves level.

The proposal would be finished using matching pantiles for the gable extension, felt to flat roof dormer, vertical hanging tiles to gable end and dormer, and white UPVC windows.

Relevant Planning History:

Permission granted at the application property for Application for Certificate of Lawfulness for proposed flue to log burning stove and rooflight on West roof slope and front (East) facing rooflight under AWDM/0440/20, decision issued 21 Apr 2020 (this had not been implemented at time of site visit).

Permission refused at the adjacent property No. 8 for proposed roof extensions to provide a gable end and rear dormer under 04/01220/FULL, decision issued 24 Dec 2004. Since this decision, the neighbour has achieved an extension of this nature which appears to have benefited from permitted development.

Permission granted at No. 6 for Application for a Lawful Development Certificate for a proposed rooms in roof consisting of hip to gable roof extension with side window, rear dormer with Juliet balcony and roof lights to front and rear elevations under AWDM/0969/21, decision issued 22 Jul 2021.

Planning permission granted at No. 16 for demolition of existing single storey side extension. Addition of single storey rear extension. Hip to gable roof extension. Rear dormer roof extension. Construction of porch canopy to side and rear elevation under AWDM/0628/13, decision issued 28 Nov 2013.

Consultations: None.

Representations: None.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised September 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 works would result in the property's increased prominence and the tightening in grain owing to the reduced spacing between the application property and No. 8 to the north. Notwithstanding, in view of the large number of properties in the locality to have achieved this nature of development, namely those sharing boundaries with the property, this would not result in material harm to the street scene or character of the area. The ridge level is not increasing and the property would reflect the form and appearance of the attached neighbour No. 12, creating a balanced aesthetic. The rear dormer is large in scale and occupies the majority of the rear roof plane and the side profile of the dormer would be visible to the street scene, however, this would not be dominant given its positioning below the main ridge of the house, above eaves level, and set in from the side plane.

Within the context of this site and its surroundings, it is considered the proposals would not result in unacceptable harm to visual amenity.

Residential Amenity

The proposal largely reflects what other properties have achieved along this section of Parham Road, particularly in respect to the rear dormer aspect. Whilst the dormer would be large in scale and may affect the light received to No. 8 to some degree by virtue of their situation to the north, this would not be significant nor materially harmful; no material overbearing or overshadowing effect would occur.

The proposed rear and front windows would not give rise to overlooking owing to their positioning a sufficient distance from amenity and given the broad establishment of this outlook within the locality. The proposed side window would serve the staircase and landing to first-floor level. A condition of planning permission to ensure this window is obscure glazed would overcome potential overlooking issues towards the adjacent property No. 8.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. Obscure Glaze Side Window

Informatives:-

1. 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:	Jason Albon	Date: 30.11.2023
Authorised by:	Jo Morin	Date: 30.11.2023