Development Control – Delegated Officer Report

Application Number: AWDM/0679/25 Recommendation: Approve

Site: 8 Newland Street, Worthing

Proposal: Front dormer

Date of site visit: 15.07.2025

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a two-storey mid terraced house located on the east side of Newland Street, opposite the entrance to 'Morrisons' supermarket. It has an attractive rendered frontage with contrasting quoining details, banding and window surrounds. It has gable walls with the roofslope stepping higher than that of the neighbouring properties. It has been extended to the rear with a large flat roof dormer. There is a parapet detail to the front elevation. The site is not listed or a local interest building and is not within a conservation area.

Permission is sought for the construction of a dormer window to the front roofslope. It would measure approximately 1.7 metres in width. It would have a flat roof set 200mm below ridge level as revised. Its face and cheeks would be finished in slate hanging and with a timber sliding sash window.

Relevant Planning History:
AWDM/1262/14 Front dormer extensions and alterations to existing rear roof extension to include Juliet balcony. Demolition of rear ground floor conservatory and replacement single storey rear extension with balcony over. Approved 21.11.2014

Consultations:
None

Representations:
None received

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 key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

Dormer windows are not a particular feature of the streetscene, although there are side dormers visible at No.2a which is a recently built new dwelling under application reference AWDM/0268/21.

The previous permission at No.8 allowed a more modest front dormer at approximately 1 metre in width and with a pitched roof. The current application proposes a wider dormer with a flat roof.

Following concerns over its bulky appearance and particularly the height at ridge level, the applicant has provided amended plans that reduce the overall height and lower its position so that it would be set 200mm below ridge level. Whilst a traditional pitched roof like the previous approval would be preferable, it is noted that other examples of flat roofed dormers can be seen in the streetscene nearby albeit not on the front roofslope. Nevertheless, as proposed its proportions would not appear unreasonable, sitting relatively comfortably within the roofslope of this particular individual building, and traditional facing materials and a timber sash window is proposed which would help blend with the recipient building. As revised design and impact on visual amenity are considered acceptable.

Residential Amenity

Given the scale and scope of work relating to a front dormer extension and its relationship with neighbouring properties, there would be no significant impact on the amenities of neighbouring occupiers as a result of the proposals.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Rebekah Hincke Date:04.08.2025

Authorised by: Louise Prew Date: 04/08/2025