

Development Management – Delegated Officer Report

Application Number: AWDM/0308/26

Recommendation: – Refuse

Site: 12 Coombe Rise Worthing West Sussex BN14 0ED

Proposal: Proposed side dormers

Date of Site Visit: 05.05.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site relates to an L-shaped bungalow located on the south side of Coombe Rise where ground levels rise to the east. The bungalow has a projecting front section where there is an existing pitched roof dormer to the west roofslope with decorative stained glass. There is a full width flat roof dormer to the rear, and rear extension with a part pitch/part flat roof forming a part gable to the rear and which contains further accommodation within the roofspace.

This is a predominantly residential area comprising of mainly bungalows of which some larger chalet style. The neighbouring bungalow to the west is a chalet style bungalow and to the east there are similar L-shaped bungalows.

The site is not within a conservation area and is not a listed building. There are no protected trees on site.

Proposal

Permission is sought for the construction of a flat roofed dormer extension to the west roofslope which would connect to the existing pitched roof side dormer. It would measure approximately 5.9 metres in width and 2 metres in depth. On the east side of the front projection a roof extension would be formed which would also connect to the front roofslope. This would have a roughly cuboid form, but angled where it joins the front roofslope and would measure approximately 2 metres in width and 1.2 metres in depth and with a flat roof. It would contain no windows.

Relevant Planning History:

03/00090/FULL - Proposed roof extensions to sides and rear

STATUS: Conditional Consent 19th March 2003.

04/00961/FULL - Part retrospective application for the construction of first floor balcony on rear elevation, proposed enlargement of front porch and erection of lean-to on side (east) elevation.

STATUS: Conditional Consent 1st April 2005.

05/0056/FULL - Alterations to convert garage into a habitable room and enclosure of ground floor rear passage.

STATUS: Conditional Consent 7th March 2005.

AWDM/0072/13 - Rear conservatory removed and replaced with single storey extension with raised decking and first floor rear balcony

STATUS: Application Permitted 19th February 2013.

AWDM/0300/13 - Proposed single storey extension at rear with raised decking and first floor small balcony (Revised application following planning approval ref: AWDM/0072/13)

STATUS: Application Permitted 17th April 2013.

AWDM/1230/17 - Proposed first-floor rear extension.

STATUS: Application Withdrawn 4th October 2017.

AWDM/0140/18 - First-floor rear extension above existing extension to south elevation (re-submission of AWDM/1230/17).

STATUS: Application Permitted 22nd March 2018.

Consultations

None

Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM20

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

Chapter 12 of the NPPF sets out the policies to achieve well-designed places. In paragraph 131, it advises that 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

The NPPF emphasises securing high quality design that (amongst other things): is visually attractive as a result of good architecture, layout and appropriate and effective

landscaping; is sympathetic to local character and history; maintains a strong sense of place using the arrangement of streets, building types and materials to create attractive, welcoming and distinctive places to live; and, with a high standard of amenity for existing and future users (paragraph 135), and that permission should be refused for development that is not well designed, especially where it fails to reflect local design policies or government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes (paragraph 139).

Policy DM5 of the Worthing Local Plan requires that:

All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:

- i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;
- ii) 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, tree canopy, impact on street scene and layout of the development;
- iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;
- iv) respect, preserve and where appropriate enhance, heritage assets and settings;
- v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;
- vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);
- vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;
- viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);

ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;

x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

The Council's SPG 'Extending or Altering Your Home' provides general advice and sets out a number of design principles. It states that:

When designing an extension and deciding on an appropriate siting, the two most important things to ensure are; that the design of your extension achieves an appropriate relationship with the design of the existing house and; that it also takes into account any impact on the street scene.

It goes on to say that: *The size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature.*

In relation to roof extensions and dormers it states that:

Roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling. Therefore, there is a normal presumption against dormer windows that are visible from the street. However, exceptions to this can be made if the dormer is located at the rear of the property to make it less visible, or if several other dwellings on the street already have dormer windows, which are not substantially out of character.

Dormers should never be allowed to dominate the roof by being overly large or higher than the existing roof ridge. Where possible they should be designed to follow the vertical lines of existing windows. Always, avoid wrapping dormers around more than one face of the roof, or cutting into the line of the hip.

Hipped roof or gable ended dormers are often preferable to those with flat roofs, because they reduce the overall "bulk" of the extension. This also avoids the horizontal emphasis that is produced by large flat roofed dormers. In some cases a roof light may form a more suitable alternative to a dormer. Whilst the windows themselves should match those of the existing building, the roofs and sides of new dormers should be covered in materials which match or compliment the main roof.

The bungalow has already been extended considerably with an uncharacteristic and unsympathetic first floor and roof extensions. However, it is recognised that the bulk of these additions, although visible in part, are not particularly prominent due to their positioning at the rear and the relationship with neighbouring dwellings.

Flat roofed dormer extensions are not a characteristic feature of the streetscene. Where there are roof additions in the vicinity, these appear to be mainly on larger roofed chalet style bungalows and designed in proportion to the scale of the roof.

The proposed west side dormer extension would be particularly large, bulky and poorly positioned, and would appear as a dominant and top heavy addition to the building. It would be unsympathetic in scale, form and design, appearing excessive in its size and jarring with the appearance of the recipient building. The combination of the proposed extension, abutting the existing pitched roof dormer, which in turn abuts the rear roof extension, would result in a particularly jarring and incongruous appearance and this would be readily visible in the streetscene.

The proposed east side roof extension would appear as a prominent addition more widely seen in views to the frontage. Whilst smaller in size than the proposed west side extension, it would be unsympathetic in its positioning and design, connecting two faces of the roof, and appearing bulky, relating poorly to the form and design of the recipient building.

It is noted that there are discrepancies in the drawings where the roof extensions are shown to align with the ridge level on the proposed roof plan (which is also incorrectly labelled 'existing'), whereas the elevations indicate them set down from ridge level. This makes it unclear as to the precise size proposed, and had the application been found acceptable in all other respects revised drawings would have been sought to correct the drawings as necessary. Nevertheless, on the basis of the information provided the design and form of the proposed roof extensions would result in a bulky and incongruous form of development which would appear as a harmful addition to the building and wider streetscene.

Materials have not been specified in the application details. Whilst a condition could stipulate matching materials, this would not overcome the harm to visual amenity that has been identified.

Residential Amenity

The main impact as a result of the proposals would be to the occupiers of No. 10 to the west and No.14 to the east. Neighbouring dwellings to the front and rear would be sufficiently separated to avoid any significant impact.

On the east side, No.14 is a similar style of detached bungalow. The larger of the roof extensions would be on the west roofslope where it would be sufficiently remote from No.14 to avoid any significant impact. In terms of the east side/front roof extension, given the scale and positioning of the proposed extension, it would be well separated from No.14 and would not pose any significant threat to neighbour amenity.

No.10 to the west is a chalet-style bungalow and has a lean-to outbuilding on its east side, adjacent to the boundary with the site, and has been extended to the rear. Despite its size, the bulk of the proposed roof extension on the western roofslope would be reasonably separated from No.10 given the relationship on this side and would avoid any significant impact in terms of loss of light or outlook. Two new windows would be installed within the extension which would look directly towards No.10. Although these would replace the existing side rooflights, their more prominent position and relationship with No.10 would be unneighbourly. If approved a condition could be imposed to require obscure glazing in the interests of protecting privacy.

Flooding

The site is identified as being at future risk of surface water flooding. However no new footprint is proposed and therefore floor levels would remain as existing.

REFUSE for the reason:-

1. The proposed roof extensions would, by reason of their positioning, scale, form, and design, represent a dominant, unsympathetic, overbearing and unneighbourly form of development, detrimental to the visual amenities of the site and harmful to the character of the area, and to the amenities of neighbouring occupiers. As such the proposed development would be contrary to policy DM5 of the Worthing Local Plan, the SPG 'Extending or Altering Your Home' and the relevant paragraphs 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 has a pre-application advice service in respect of any future application for a revised development.

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

Case Officer: Rebekah Hincke

Date: 06.05.2026

Authorised by: Louise Prew

Date: 06/05/2026