Expiry Date - 31/03/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0114/25 **Recommendation – APPROVE**

Site: **Dawn Mill Lane Worthing West Sussex**

Proposal: **Demolition of existing roof and replacement with a new roof with a raised ridge height. New side dormers and rooflights, alterations to existing fenestration and materials. New rear pergola. Replacement of existing garage roof. New entrance gates.**

Date of site visit: 06/03/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Mill Lane, an unmade road on the outskirts of Salvington in Worthing. The South Downs National Park lies to the rear of the property and the sloping rear gardens of the properties to the east side of the road look out across the valley. The property comprises a detached bungalow with painted pebbledash render and brick elevations and a hipped roof. The property has been extended to the rear with a flat roof single storey extension and first floor dormer/gable extension and to the side with a single storey flat and hipped roof extension.

There is a staggered double garage to the front (north) of the site finished in pebbledash with one garage set back behind the other. The front boundary consists of a pebbledash wall with wide entrance in to a tarmac parking area. The bungalow is on much lower ground than the garage and road level with gardens sloping down to the house. The ground levels to the rear drop away again to form terraces at different levels.

The property is not within a conservation area and is not a listed building. There are various protected trees and groups of trees at neighbouring properties close to the boundaries with the application property but outside of the site boundary and none that would be affected by the proposed development.

Proposal

Planning permission is sought for remodelling of the dwelling to include a new raised roof with front and rear gables, dormers to the side, changes to fenestration, timber cladding, alteration to balcony balustrade and a rear pergola. The application also proposes a replacement garage roof and new sliding gate to the entrance.

The existing roof would be removed and replaced with a new pitched roof of approximately 1.1m higher at main ridge level with gables to the front and rear. The existing brown roof tiles would be updated to grey roof tiles.

Two dormers would be added to the side elevations, one to the north-west side and one to the south-east side. The dormers would measure approximately 3.2m wide x 2.9m deep x 2.4m high and would be of contemporary appearance with zinc cladding to the exterior and charred timber cladding to the window surround. The dormers would serve an ensuite and an office and the windows would be obscure glazed.

Two rooflights would be added to the north-west elevation serving an office and loft storage room and one to the south-east side serving a bedroom.

The fenestration throughout the property would be updated from white UPVC to dark grey/black aluminium/UPVC. Ground floor openings would be enlarged and altered. The first floor gable to the front would have a feature glazed panel with timber slatted detail. The gable to the rear would have feature glazing up to the apex with charred timber cladding to one side and a doors to the terrace.

The elevations would be updated from white pebbledash to off-white render with feature charred timber cladding in smoke grey to the gable ends and existing side extension.

The existing terrace at first floor to the rear elevation would be reduced in size with a new post and wire balustrade surround. The balustrades to the existing terraces at ground floor and garden level would also be replaced with post and wire balustrading.

A pergola would be erected to the rear of the building positioned between the existing rear and side extensions with an outdoor kitchen area formed below.

The garage roof would be replaced and levelled to match the front resulting in an increase in height to the rear and slight increase to the front but retaining the footprint of the existing structure. A new garage door is also proposed.

The existing entrance on to Mill Lane would be moved about 0.7m to the east and widened to facilitate better access to the existing parking area. New brick piers would be installed to each side, with a pedestrian gate and vehicular sliding gate installed. The proposed gates would have a solid section below with an open detail above, measuring 1.46m high at their highest point. The mechanism for the sliding gate would be concealed behind the brick pier and within the site.

The application has been amended to alter the appearance of the dormers and to change the design of the sliding gate to an open detail, lower the height and extend the brick piers.

Relevant Planning History:

04/00113/FULL - Demolition of rear garden store and reconstruction of garden store to match existing – Approved

Consultations:

None required

Representations:

None required

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

Mill Lane has a semi-rural character with an unmade road and plenty of trees and hedging. House styles are an eclectic mix of traditional and modern design of different scale, orientation and position within the plot. There is a wide variety of roof forms and height, dormers of different design and different materials. Garages are positioned to the front, to the side and integral to the property and again are of various design. Boundary treatments to the frontage are predominantly informal with open driveways of varying width, 5 bar gates and stone/render walls of various height. Properties to the north side of Mill Lane are on much lower ground than those to the south and road level and the road slopes down from west to east.

The application property is set back from the road behind a garage and parking area and a front garden that steps down steeply to the bungalow. Views of the roof are possible above the boundary wall to the front with wider views possible from the road to the south-east where the ground floor elevations and rear terrace are visible. Long distance views of the rear of the property are possible from the SDNP to the north however these views are over the valley and too far away to have any adverse impact on the character of the SDNP.

The proposed remodelling would result in a higher ridge height and altered roof form with gables front and rear and dormers to the sides. The scale of the roof would not appear excessive in relation to the existing building and the raised ridge height would not appear dominant or intrusive in the street scene due to

the wide variation of ridge heights in the area and the position of the building on lower ground.

The design of the dormers has been amended since the original submission and this has resulted in a contemporary design of zinc cladding forming a box frame to the recessed window with charred timber cladding surround. This design reflects the dormers approved to the front of 'West Lodge' situated further to the south-east in Mill Lane. The proposed dormers would result in a design feature that is considered to integrate well with the remodelled building rather than detracting from it as was the case with the original design of boxy form with odd proportions and window placement.

The proposed materials and updated fenestration would integrate well with each other, enhancing the appearance of the building with a more modern design. The use of charred grey timber cladding to the gables and side extension and zinc cladding to the dormers would provide a contemporary aesthetic that reflects elements of other modernised properties in the road. The post and wire balustrading to the upper and lower terraces would further update the overall appearance of the property.

The pergola is to the rear of the building and would not be visible from surrounding views.

The changes to the double garage would result in a higher roof to the rear but this would remain in proportion with the existing structure and the exterior would be updated replacing the pebbledash with render significantly improving its appearance.

The original proposal for the sliding gate was a solid design that was considered too imposing for this semi-rural location. The gate has been changed to a more open design which allows views through rather than a solid boundary. It was not possible to set the gate back, split the gate in to two or have a traditional gate opening into the site as this would have impeded access to the parking area and set back garage due to the very narrow space between the boundary and front garage. It is noted that due to the slope of the road, when the gate is open part of this would be visible above the boundary wall, however it is accepted that this would only be for a very short period of time when the gate is open to allow entry/egress for vehicles and would not result in any significant harm. The mechanism for the sliding gate will be positioned behind the brick pier, screened from the road to the front. Whilst an open driveway would be the preference here, it is recognised that there are various gates present within the street scene and the more open design of the amended gate would not be significantly out of keeping here.

There would be no significant adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at Quernmoor and Ridge Cottage and opposite the site at Pilgrims and Mill House.

Quernmoor is a two storey house located to the north-west of the site, on higher ground, positioned at an angle to the road (same as the application property) and separated by a high closeboard fence. The part of the roof that would be raised in height is approximately 22m from the neighbour's house and the 1.1m increase would not appear overbearing or oppressive to the neighbours or have any adverse impact on light to their property. The proposed dormer facing this property would serve an office and have obscure glazing which would not result in overlooking or loss of privacy. The two rooflights to this elevation would serve the loft storage and office with the bottom cill at about 1.6m above finished floor level. The distance between the rooflights and the neighbour's property, the height above floor level and the use of the rooms which they serve would ensure that there would be no adverse impact of overlooking or loss of privacy from these rooflights. The revised fenestration at ground floor would be within existing openings. The balustrade to the rear terrace would be replaced and the terrace area reduced in size and would have no detrimental impact on amenity. The rear pergola would not adversely affect amenity. The changes to the garage roof would be mainly screened by existing trees and is of sufficient distance from the neighbour's house to avoid any impact on amenity. The changes to the entrance would not affect this property.

Ridge Cottage is a chalet bungalow located to the south-east of the site, on lower ground and further back in its plot. There is a gap of approximately 9m between the bungalows and no side openings at first floor level to the neighbour's property. The raised ridge and extended roof form would not appear overbearing or oppressive to the neighbour or diminish light to their property. Openings at ground floor are obscured by the existing boundary wall. The proposed dormer to this side would serve an ensuite and would be obscure glazed preventing any overlooking to the neighbour's property. The roof light to this side would serve the main bedroom but is positioned 1.6m above finished floor level and would look out on to the blank side elevation of Ridge Cottage and would therefore not result in any overlooking or loss of privacy. The changes to fenestration would be within existing openings and would not result in overlooking or loss of privacy. The glazing to the rear elevation within the new gable would be increased however views from here would be directed across the applicant's own garden and wider views are already available from the existing terrace directly outside these windows, this aspect of the proposal is not therefore considered to exacerbate any existing overlooking between houses. The balustrade to the rear terrace would be replaced and the terrace area reduced in size, improving the existing situation and would have no detrimental impact on amenity. The rear pergola would be hidden from view by the existing extension and the garages are over 22m from the boundary with this property and would not have any adverse impact on these neighbours. The changes to the entrance would not affect this property.

Pilgrims and Mill House are located opposite the property on the south side of the road and on much higher ground. Whilst the roof would be more visible from these properties, the proposal would not result in an excessive increase in

height or bulk and would not significantly affect the outlook of these properties or prevent wider views across the rooftops and valley. The proposed first floor picture window to the front would serve a void above the entrance hall and galleried landing and would not result in overlooking or loss of privacy. The changes to the entrance and installation of gates would not impair access to neighbours properties.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified (including charred timber cladding and zinc for dormers)
4. No additional openings to side walls or roof of building
5. Obscure glazing to dormers level 3
6. Lowest edge of roof lights in side slopes not less than 1.6m above floor of room in which located
7. The sliding gate and pedestrian gate shall be of open design and no higher than specified on approved drawing P014 P6 (submitted 29/04/2025) with the mechanism entirely contained within the site to the inside of the boundary and shall be implemented in accordance with the approved details and retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

Informative

1. 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.

2. Any reference to an Air Source Heat Pump (ASHP) noted on the plans, has not been considered by this application as this was not included in the proposed works for which consent was sought. This application cannot be used as confirmation as to whether or not planning permission is required and therefore a separate application for planning permission may be required for an ASHP if this does not conform to permitted development.

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

Expiry Date - 31/03/2025

Case Officer:	Amanda Haslett	Date: 30/04/25
Authorised by:	Jo Morin	Date: 30.04.2025