Expiry Date - 10/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0385/24 **Recommendation – APPROVE**

Site: **The House Mill Lane Worthing West Sussex**

Proposal: **Single storey side and rear extension with roof terrace above and privacy screens**

Date of site visit: 24/04/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached dwelling with an asymmetric dual-pitched roof, built into steeply sloping land on the east side of Mill Lane. From the front, facing Mill Lane, the dwelling appears as a 1.5 storey dwelling with ground-floor accommodation and rooms in the roof served by 2 front dormers. The dwelling has three floors at the rear consisting of a lower ground, upper ground floor and rooms in the roof served by a two rear dormers. The dwelling projects at the rear of the lower ground-floor level with a terrace above with glass balustrade. There is also a terrace attached to the north side of the house with a staircase that runs down to the lower ground floor. There is a large patio at lower ground level accessed from a bedroom and living room. The patio is enclosed by a glass balustrade. There are further steps down from this level to the garden below.

The sloping rear gardens of dwellings on the east side back onto 'The Gallops' an area of public open space within the South Downs National Park. The site is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a single storey side and rear extension with roof terrace above and privacy screens.

A single storey extension of approximately 3.2m deep x 9m wide x 2.9m high has been constructed to the rear of the property at lower ground floor level. This would accommodate a master bedroom and reception room both with sliding doors to the rear elevation opening on to the rear patio.

A single storey side extension has also been constructed to the north side measuring approximately 2.5m wide, narrowing to 1.65m x 8.6m deep with a flat roof matching that of the rear extension. This would accommodate a

dressing room and ensuite for the master bedroom with a door to the rear elevation.

The extensions would be finished in brick to match the existing building.

A roof terrace would be formed at upper ground floor level above the lower ground floor extensions. The terrace would extend 4m deep in total (2.45m beyond the depth of the existing terrace at this level) and to the same extent as the previously approved two storey extension. The rear balustrade for the terrace would be set in 0.75m from the edge of the roof of the lower ground floor extension. The terrace also extends above the north side extension with steps down to the lower patio.

An obscure glazed privacy screen of 1.8m high would be added to the south side of the proposed terrace. A tree screen consisting of 6 x Portuguese Laurel trees, at 800mm centres and a height of 2.2-2.4m high would be planted adjacent to the north boundary spanning a width of 4.8m. These trees would be maintained at a height of 3-3.2m. The existing hedge and 1.8m high close board fence to this boundary would be retained as existing.

The plans have been amended to reduce the depth of the roof terrace to the same depth as the previously approved two storey extension and to add a planted screen to the north boundary.

Relevant Planning History:

AWDM/1769/23 - Single storey side and two storey rear extensions to existing property with new raised terrace. Application to Vary Condition 1 (approved plans) of previously approved AWDM/0921/23) to change side extension and move external stairs - Approved

AWDM/1768/23 - Approval of Details Reserved by Condition 3 (materials) of AWDM/0921/23 – Approved

AWDM/0921/23 - Single storey side and two storey rear extensions to existing property with new raised terrace – Approved

03/00233/ARM- Erection of one detached dwelling house with integral garage, Approval of Reserved Matters pursuant to Outline consent WB/01/00036/OUT dated 20.02.01 - Approved

Consultations:

None required

Representations:

Two objections received in relation to the original and amended plans:

Thyme Bank

Amended plans
I strongly object to the new plans for The House, Mill Lane. The inclusion of a balcony on the upper ground floor on the roof of the extension to its edge will result in a total loss of my amenity. My garden will be completely overlooked from a living area at close range, leaving me unable to enjoy its use. I suggest that the balcony should not be permitted to extend more than 2m from the original east wall of the upper ground floor.

Original plans

The proposed upper ground floor balcony on top of the lower ground floor extension on the east aspect will have a seriously detrimental effect on the privacy in my garden. The existing balcony on the upper ground floor is set back about 5 metres from the edge of the lower ground floor terrace, and as such gives some privacy in my garden. The proposed balcony will result in a living area approximately 2 metres from my garden and look down on it from a height of about 5 metres. The proposed privacy screen will give some protection to my lower ground floor terrace and is considered essential, but it will do nothing to inhibit the overlooking of my lower level garden. I also bring it to your attention that the brick wall at the south end of the existing balcony has now been demolished. The revised plans show it to be retained. I ask that the east balcony not be permitted.

West Lodge

Amended plans

Latest revised drawings do not address previous privacy/overlooking objection and/or have not made remediation clear through drawing dimensions. North side of terrace should include full height fixed privacy screen.

Original plans

Following an application to alter building design I have noted a significant (and negative) change to level of privacy from new roof terrace. I wish to formally register my objection. I am willing to discuss remedial solutions with architect and construction company.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 2023)
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.

Context

It should be noted that the side extension and roof terrace above this part of the extension are the same as approved under application AWDM/1769/23 (which granted consent for amendments to application AWDM/0921/23). The only difference is the addition of a side door to the north elevation onto the roof terrace. The rear extension at lower ground floor level is 0.75m deeper than previously approved. The roof terrace above the rear extension would project to the same depth as the previously approved two storey extension to the southern part and 1.6m deeper to the northern part. The current proposal seeks to change from a two storey rear extension (as approved) to a single storey rear extension with roof terrace above.

Visual Amenity

Mill Lane comprises a wide variety of differing styles, roof form and pitch to the individual design of the dwellings. Dwellings are constructed on sloping land with a significant drop in levels to the rear. From the front, dwellings on the east side appear relatively modest in scale, but are larger at the rear where their tiered forms are more evident, with many taking advantage of the views across Findon Valley with rear terraces and balconies. The application property has a similar style and form to the adjacent property to the south 'Thyme Bank' with a balcony at upper ground floor and dormer windows in the roof space. The property to the north 'West Lodge' has been extensively remodelled with a modern contemporary flat roof extension to the rear and large terrace at lower ground floor.

Although 'The House' and 'Thyme Bank' are similar in character they have no special status or designation and in the absence of any strong sense of uniformity across the houses on the east side of Mill Lane, a contemporary style extension is not considered out of keeping or harmful to local character.

The proposal has been scaled down from a two storey rear extension to a single storey extension with roof terrace above. The design, form and scale of the extension are considered to respect the character of the property and the surrounding area and would appear subsidiary to the existing building. The only aspects of the proposal that differ from previous approvals at this site are those to the rear elevation replacing a two storey extension with a roof terrace. Roof terraces are a common feature in this area and would not appear out of keeping with the locality.

The rear of the property has views across to the South Downs National Park, however the proposed extension and roof terrace are relatively modest additions and similar to other additions carried out in the locality and would not have any detrimental impact on long distance views from the National Park or undermine the special qualities of this area.

There are no changes that would affect views of the property from the front or the street scene of Mill Lane.

There would be no significant harm to the character of the area or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected properties are 'Thyme Bank' to the south and 'West Lodge' to the north.

Thyme Bank is of similar alignment to the rear as the application property with a terrace/balcony to the rear. There is a 1.8m high fence to the boundary. The single storey extension at lower ground floor level projects 3.2m deep beyond the rear wall of the existing dwelling but would not exceed a line projected at 45 degrees from the rear windows of the neighbour's property. An extension of this depth and single storey height would not appear overbearing or oppressive to the neighbour and would not diminish light to their property. The extension only projects a further 0.75m beyond the extent of the previously approved extension at this level and it is noted that a single storey extension of 4m deep could be constructed to the rear under permitted development. No windows are proposed to the side elevation and there would be no harm to the neighbour's amenity as a result of this extension.

The proposed roof terrace would extend 2m beyond the neighbour's balcony and is in exactly the same position and the same depth as the previously approved two storey extension which is to be replaced by this terrace. There is a gap of 3.3m between the terraces at the application site and Thyme Bank. The application was specifically amended to reduce the depth of the roof terrace to match that of the previously approved two storey extension. A 1.8m high opaque glazed privacy screen would be installed to the south side of the terrace protecting the privacy of the neighbours. This privacy screen would be approximately 1.1m lower than the approved extension in this position and would have less impact in terms of outlook, due to the reduced height and lighter materials. Large windows were approved to the rear of the two storey extension and these would have had the potential to overlook the neighbour's garden but were not considered to have a significant additional impact in relation to current views available from the existing building and terrace. These views are also possible from the neighbour's property towards the applicant's patio and garden. The current proposal for a roof terrace of the same depth and level as the approved two storey extension is considered to reduce this potential impact further given that the approved windows would have provided year round views whereas the terrace is only likely to be used during good weather. It is therefore considered that there would be no significant detrimental impact on the privacy of these neighbours.

West Lodge is located to the north side and positioned further back in to the site. This property has a recent contemporary flat roof extension at upper ground floor level to the rear that projects well beyond the rear elevation of the

application property. The single storey extension proposed would be slightly shallower than the neighbour's extension and at single storey height and 6m from the neighbours building would have no adverse impact in terms of light and would not appear overbearing or oppressive.

The edge of the proposed roof terrace is 1.2m shallower than the neighbour's extension and retains a gap of 6m. In comparison to the previous approval at the application site, the terrace would extend 1.6m further than the northern part of the approved two storey extension. Windows to the side and rear were approved to the previous extension and although these would not be in the same position as the outer corner of the terrace, some views of the neighbours terrace would have been possible year round. Several solutions were considered to prevent overlooking to the neighbours terrace, including a 1.8m high privacy screen to the north side of the terrace, however due to the angle of the boundary, the set back position of the roof terrace in relation to the neighbours terrace and the differing levels, a screen in this position did not mitigate overlooking to any significant degree. Therefore a second solution was sought to provide a green screen to the boundary consisting of evergreen trees spanning a width of 4.8m and initial height of 2.2-2.4m. These trees would be maintained at a height of 3-3.2m and would provide a much more effective privacy screen in this position as demonstrated by the photo mock up supplied by the applicant which showed that more of the neighbours terrace would be screened by the green screen to the boundary than an obscure glazed screen at the edge of the balcony. These trees also have the benefit of increasing biodiversity on site and would provide a visual benefit of planting as opposed to a hard screen.

West Lodge has one high level window in its south elevation facing the application site. This window is mainly screened by the existing boundary fence and would not be significantly affected by this proposal.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. No openings to side elevations of extension
5. Planting to north boundary prior to first use of terrace
6. Obscure privacy screen prior to first use of terrace

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? Y

Case Officer: Amanda Haslett Date: 05/07/24

Authorised by: Date: