Expiry: 6/11

Development Control – Delegated Officer Report

Application Number: AWDM/1159/25 Recommendation: Refuse

Site: 52 Alfriston Road, Worthing

Proposal: **Single storey front extension with roof extension above including hip to gable and side dormer to create a first floor level. Single storey rear extension**

Site visit: 17/10

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow on the east side of Alfriston Road close to the junction with Broomfield Avenue. It has a fully hipped roof including to the front projection and it has been extended to the rear with a flat roofed single storey extension and attached conservatory structure. There is a garage to the rear north side. This boundary runs parallel to the rear garden boundaries of house at 54 Alfriston Road and Nos. 25 and 27 Broomfield Avenue.

This is a residential area comprising of mainly detached and semi detached bungalows. The west side of the road has a more mixed vernacular including two storey houses and chalet style gable fronted houses.

This is not a conservation area and nor does the application relate to a listed building. There are no TPO'd trees on the site and no known flood risk associated with it.

Proposal

Permission is sought to square off the frontage and to add a 5.5 metre deep rear extension, in place of the existing rear additions. It is then proposed to gable the original rear hip and to gable over the extended frontage. A dormer is also proposed on the north side. Matching brickwork is proposed with the entire new roof reroofed in Grey Redland 49's.

Relevant Planning History:

None relevant

Consultations:

None

Expiry: 6/11

Representations:

7 neighbours notified. No responses 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

Policy DM5 of the adopted Worthing Local Plan says:

a) 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;
viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook,

These points are reiterated in adopted Supplementary Planning Guidance 'Extending or Altering Your Home.

The application site and the bungalow to the south are of similar design with a pronounced front projection, the only difference being the shape of the front bay. Beyond this is another detached bungalow with double bay frontage in a single plain, as built. Beyond this are semi detached bungalows in the design of the application site.

None of the bungalows built with front projections have squared them off. However, as this is a detached bungalow and there are examples of detached flat fronted bungalows in the street this element of the proposal is not considered to be harmful to the appearance of the property itself nor to the street scene.

Raising the original rear roof into a gable has been done elsewhere most notably at No. 48, visible from the site. It would not be out of keeping and also could be completed under permitted development, as at No. 48.

The proposed front gable would greatly change the appearance of the bungalow. The subordinate roof form of the front projection would be lost, a feature common to these bungalows. Its scale is considered to be unsympathetic and to represent an overly assertive roof form which would fail to remain subordinate to the existing house and would detract from the general cohesion and local distinctiveness of the townscape.

Residential Amenity

At the rear, the 5.5 metre deep extension will project 3 metres beyond the extended rear wall of No. 50, to the south. It will not be any closer to the site's northern boundary than the main flank wall. It will not be harmful to neighbours.

There is sufficient separation between the site and neighbours in Broomfield Avenue to avoid any significant overbearing impact from the rear gable. The side dormer is to have two obscurely glazed windows and is fixed shut below 1.7 metres. No significant overlooking will occur.

It is not considered that the front gable would be harmful to neighbour amenity.

Recommendation

REFUSE for the following reason:

The scale and form of the front gable extension would result in an unsympathetic and overly assertive roof form to the detriment of the appearance of the property and streetscene harmful to visual amenity and local distinctiveness. As such the proposal is contrary to local plan policy DM5, adopted Supplementary Planning Guidance 'Extending and Altering Your Home and 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 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: MOK Date: 4/11

Authorised by: Louise Prew Date: 4/112025