Expiry Date - 15/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1171/24 Recommendation – APPROVE

Site: 60 Lyndhurst Road Worthing West Sussex BN11 2DQ

Proposal: Rooms in roof consisting of hip to gable, rear dormer with Juliet balcony and rear roof light.

Site Visit: 13/11/2024

Neighbours Checked: Y

Additional Neighbour Notifications: N

Site and Surroundings
The site relates to a semi-detached hipped roof property located on the southern side of Lyndhurst Road. The properties have shared side accesses to the rear gardens of the properties. Within the locality there are a number of alterations including dormers.

The application site has already gone under some alterations with a rear extension. The application site is not within a conservation area nor is the property listed. There are no TPO's within the direct locality.

Proposal
Permission is sought for a hip-to-gable extension to the eastern side and a flat roofed dormer extension to the rear. The dormer is large and is proposed to host two Juliette balconies. An amendment has been sought to move the dormer away from the flank elevation, the amended plans illustrate this.

Relevant Planning History
AWDM/0698/22 - Demolition of existing rear extension and conservatory and the erection of a new rear extension with side pergola. Approved.

Consultations
None

Representations:
None

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

Visual Amenity
Gable extensions and rear dormers are a feature of the locality with the nearest example of this at 50 St Georges Road to the west of the site. Gable ends are also commonplace along Lyndhurst Road with a number of the end of terrace properties having them including opposite the site. As such it is not considered that the introduction of the hip to gable alteration would be significantly detrimental to the street scene. Therefore, the formation of a gable would not cause any significant harm to visual amenity.

There are also a number of different dormers within the locality. The dormer with its location to the rear allows for limited views with the only ones available being glimpse between the properties. The proposal seeks to use materials that are similar to that of the existing property, the cladding to the rear of the property will match that of the timber beaming to the front of the site. This helps with the visual integration of the proposed development with the existing dwelling. The amended proposal has reduced the scale of the dormer moving it in from the flank elevation which has ensured the visual subservience of the dormer and is considered to be acceptable.

Due to the nature of the hip to gable nature of the development there will be an impact on the visual amenity of the street. The dormer is set down from the ridge and the eaves ensuring the dormer does not dominate and can be considered subservient. Subject to the use of matching materials where not specified, design and impact on visual amenity are considered acceptable.

Residential Amenity
The main impact arising from the proposals would be to the occupiers of No.62 to the east and the adjoining dwelling at No. 58 to the west. The properties to the rear will be impacted by the dormer to the rear.

The hip to gable conversion will impact the neighbour to the east due to the extension being towards the boundary. The introduction of the gable due to the orientation of the buildings is not considered to result in any unacceptable overshadowing that would not already exist from the host dwelling. The neighbour to the east is likely to be the most affected. With the hip to gable resulting in an extension to the ridge of the property there will not be a significant encroachment that would create an overbearing or oppressive impact. The neighbour has a small window on the western elevation facing the proposed extension this will be impacted through the proposal coming towards the window, in the evenings this window will be impacted however this is not considered to be to a demonstrable level. This is because the window is secondary and does not provide a significant level of light in the current arrangement.

The dormer will have a small impact on the property to the east through the boxy nature, however a similar dormer could be constructed under the

permitted development rights of the property. As such it is considered the impact of the dormer would be acceptable.

The property to the west will also be impacted by the dormer, the scale of which is also not considered to result in any unacceptable overbearing or overshadowing. This is due to the fallback position that permitted development provides with the potential for a dormer located the same distance from the boundary. Therefore, it is considered that the dormer would not result in any unacceptable levels of overbearing or overshadowing on No.58 to the west.

Glazing in the rear dormer would offer views down the neighbouring rear gardens but this relationship would not be any worse than the existing relationship. A dormer to the rear could be completed under Permitted Development as such it is not considered that a hip to gable and rear dormer would provide views which would not be acceptable. A condition is recommended to prevent any further side windows to the east elevation of the extension in the interests of protecting privacy.

Recommendation

APPROVE subject to Conditions:-
1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No side windows/openings (east)

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: Finlay Gardner Date: 25/11/2024

Authorised by: Louise Prew Date: 25/11/2024