Expiry Date - 24/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0506/24 Recommendation – APPROVE

Site: 20 St Valerie Road Worthing West Sussex BN11 3LL

Proposal: Replacement of Existing Rear flat roof extension to pitched with roof lights. New Proposed single storey Rear extension with Roof lights. Hip to clipped-gable loft conversion with Rear dormer and Roof Lights. Vertical cladding to first floor facade. Alterations to existing fenestration. 0.4m raised patio to rear.

Date of site visit: 20/05/2024

Neighbours checked: Y

Additional neighbour notifications: Y – Notified of the change in description and amended plans.

Site and Surroundings

The application property occupies a corner plot located to the east side of St Valerie Road and south side of Boundary Road within a mixed-scale residential area of varying types. The property comprises a generous sized two-storey detached house comprising a plain tiled hipped roof with front gable, predominantly facing brick elevations with a mock Tudor feature to the first-floor façade and gable face, and white UPVC openings. The property is set back from the street scene a good distance behind a moderate sized flint wall with a tall Leylandii hedge bordering much of the north boundary, along with other shrubberies to the remainder of the north and west boundary. The property is accessible via tall gates to the north boundary for vehicle access which leads to the property's detached garage in the rear garden and 2No. separate access gates to the west boundary which lead to the paved front garden and access door. The property benefits from a generous sized garden comprising a mix of paving and grass. A single-storey rear extension projects from the southerly side of the rear elevation parallel with the shared boundary with the adjacent neighbour to the south No. 18 St Valerie Road.

The property is not located within a Conservation Area and is not a Listed Building.

Proposal:

Permission is sought for a replacement rear extension to the southerly rear elevation with roof lights and the construction of a new single-storey rear extension to the northerly rear elevation with roof lights, a hip to clipped-gable roof extension with rear dormer and roof lights to front and rear, vertical timber cladding to replace the mock Tudor to the first-floor façade, alterations to the

existing fenestration of the property to the flank elevations and rear elevation, and a 0.4m raised patio area to the rear.

The ground-floor extensions would create a more functional layout including an open plan kitchen/ dining/ living room. The loft conversion would create a new bedroom with en-suite and storage.

A vehicle access would be created to the front (west) of the property fronting St Valerie Road. This element of the proposal falls under permitted development and therefore does not form a consideration of the application.

Relevant Planning History:

Approval at the application property for:

- Erection of a single-storey extension to the east elevation under 96/05759/FULL, decision issued 09 Jul 1996.

Refusals at the application property for:

- Erection of two-storey extension comprising lounge, utility room, two bedrooms, bathroom, and integral garage under WB/667/70, decision issued 22 September 1970.

- Outline erection of detached house and garage with frontage onto Boundary Road under WB/877/68, decision issued 03 December 1968.

Planning permission granted at No. 18 St Valerie Road for:

- Erection of single-storey extension at rear to form lounge and internal alterations to property under WB/074/65, decision issued 09 February 1965.

Consultations: None.

Representations:

1 representation has been received from the adjacent neighbour at 18 St Valerie Road in response to the original plans, objecting to the proposal on grounds relating to (summary only):

- Design not in-keeping with the existing building and surrounding area
- Loss of light through the hip to clipped-gable extension

No representations have been received in respect to the amended plans.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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

The application has been amended to omit the originally proposed timber vertical cladding as an external finish to the first-floor flank and rear elevations and the rear dormer, and to change the form, design, scale, and positioning of the rear dormer.

The mock Tudor feature in-situ is prominent in the street scene and reflects the traditional character of the dwelling and much of the surrounding area. The aesthetic of the dwelling would be altered and modernised as a result of the proposed vertical timber cladding. Notwithstanding, the resulting harm is not considered to be so significant to warrant refusal in view that a form of timber cladding already exists to the first-floor façade (as a mock Tudor feature) and, whilst the surrounding area is predominantly traditional, there are some examples of modern alterations to dwellings in the immediate and wider street scene. A condition of planning permission has been imposed to ensure a vertical timber cladding material is used which would in-turn mitigate any materially harmful impact by the use of an alternative unsympathetic cladding material.

Similarly, whilst the hip to clipped-gable extension would create a visual imbalance of the dwelling in a prominent position in relation to the street scene, this is not considered to result in a materially adverse impact on the visual amenities of the area owing to the relatively modest (approximately 2.5m) ridge extension and the diverse roof types and forms within the immediate and wider street scene. The rear dormer has been revised to be significantly less prominent in the context of the rear roof; it would be set a good distance under the ridge of the main dwelling and would appear proportionate by virtue of its lesser scale and location to the centre of the roof slope. Tiles to match the existing are proposed to the elevations of the dormer which would respect the existing character of the dwelling. The rear dormer as revised would appear subservient and would not pose as an intrusive addition in the street scene.

The proposed replacement and new extension to the rear would mostly be screened by virtue of its siting and the presence of the tall evergreen Leylandii hedge which borders Boundary Road to the north. In any event, the extensions have been designed to respect the layout and character of the existing dwelling and would pose no harmful impact to the street scene.

The proposed development would not significantly detract from the appearance of the existing dwelling and would not result in unacceptable harm to visual amenity.

Residential Amenity

The most affected neighbour would be at the adjacent property to the south No. 18 owing to the property's situation on a corner plot, the aforementioned screening, and the relatively open character of the area.

The proposal would be visible to the side (west) first-floor window and rear garden of No. 67 Boundary Road, however, the window in question is glazed with obscure glass and appears to serve a bathroom. In any event, No. 67 Boundary Road is considered to be a sufficient distance from the proposed windows to the rear dormer (over 20-metres) to result in any issues in relation to loss of privacy for this neighbour.

The proposed replacement extension to the southerly side of the rear elevation would pose a visible alteration from No. 18's rear windows and garden. However, this extension would replace the exact footprint of the existing extension with only a marginal (approximately 0.1m) height increase and proposes a more sympathetic roof form. The existing situation would therefore not worsen. The northerly rear extension would be completely out of viewpoint and would not affect the residential amenities of this neighbour.

The hip to clipped-gable roof extension would extend to the south side towards No. 18 which would affect the amount of light received into part of the rear garden space and side (north) windows of the property in the late afternoon/ evening to some degree. Notwithstanding, the resulting impact is not considered to be so significant to render the extension unacceptable on these grounds owing to the modest scale of the roof extension in this context (there would still be a sufficient gap between properties) and the fact that the only affected windows to the side elevation of No. 18 do not appear to serve habitable rooms. The roof extension would not result in a material adverse impact on the residential amenities of No. 18.

The proposed windows to the rear dormer and first-floor rear elevation are not anticipated to result in an unacceptable loss of privacy for No. 18 in view that overlooking would only be achievable from an oblique angle and the nearside window to the rear dormer would be glazed with obscure glass. In any event, the spacing between properties is considered sufficient enough to overcome any material concern in relation to overlooking. The proposed front and rear roof lights would have no effect on the amenity of surrounding neighbours. The alterations to the existing fenestration would not give rise to overlooking concern, in fact, the number of windows to the property's side (south) elevation are actually being reduced. The proposed new windows are considered to be positioned in acceptable locations and would not result in the loss of privacy for surrounding neighbours.

The raised patio area would measure approximately 0.4m high and project from the rear elevation to serve the proposed rear doors of the rear extensions. The raised patio area would be set-in from the notably tall shared boundary with No. 18. No overlooking would occur as a result of the raised patio area.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. Vertical Timber Cladding Front Elevation
5. No Openings South Elevation Ext & Roof

Informatives:-

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. The applicant is advised that they must obtain formal approval from the highway authority to carry out the site access works on the public highway in respect to the vehicle access. There is no guarantee that a vehicle crossover licence shall be granted.

   Additional information about the licence application process can be found at the following web page: https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

   Online applications can be made at the link below, alternatively please call 01243 642105.
   https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-applicationform/

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

Case Officer: Jason Albon Date: 21.06.2024

Expiry Date - 24/06/2024

Authorised by: Jo Morin Date: 24.06.2024