Expiry Date - 24/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0566/24 **Recommendation – APPROVE**

Site: **14 Heather Lane Worthing West Sussex BN13 3BU**

Proposal: **Single storey rear extension, increased roof pitch with raised ridge to accommodate new rooms in the roof. Solar panels. Alterations to fenestration. New porch. Rendering of the property. New detached double garage.**

Date of site visit: 13/06/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Heather Lane, an unmade road on the edge of the developed area and backing on to the South Downs National Park. The property comprises of a detached bungalow positioned at an angle within its plot and set back from the road. The bungalow has brick and pebbledash elevations and a tiled hipped roof with a lower section to the east side. There is a conservatory to the rear elevation which also contains the main entrance to the property as when the property was originally built the road was intended to be to the north of the building not the south. There is a large garden to the rear and a couple of summerhouses. There is a large expanse of lawn to the front (south), some of which has been removed to form a parking area. Side boundaries to the site consist of dense hedging, with fences and hedging to the rear boundary. The hedge and tall timber gates to the front boundary have been removed.

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 rear extension, raised ridge height and roof extension, new porch, changes to materials and fenestration, solar panels and a detached double garage.

The existing sunroom and rear wall of the building would be demolished and replaced with a single storey rear extension measuring 4.6m deep x 10.2m wide with a flat and hipped roof of 2.45m high to eaves and 4.2m high to the ridge. The extension would form a large open plan kitchen/living/dining room with sliding doors and a window to the rear elevation and roof lights above.

The ridge of the building would be raised from 5.75m to 6.55m and the hipped roofs to the side of the main roof would be extended out to form barn hips to accommodate rooms in the roof. The loft extension would provide two bedrooms, an ensuite and a storage room for the proposed photovoltaics. There would be no extension to the existing lower section of roof to the east side. Three roof lights are proposed to the front and two to the rear.

Solar photovoltaics would be added to the front roof slope.

A new porch would be constructed to the front elevation consisting of a timber frame beneath a tiled roof and steps down to the garden level.

The materials would be changed from brick and pebbledash to brick and render, the roof tiles would be replaced and the white UPVC windows and doors would be replaced with brown/grey UPVC/aluminium windows and doors throughout.

A detached double garage is proposed to the front garden, set back 12.82m from the front boundary and set in 2m from the hedge to the east side. The garage would measure approximately 6.4m deep x 7m wide with a hipped roof of 2.45m high to eaves and 4.3m high to the ridge. The garage would have a timber frame with double doors and be finished in timber cladding with clay roof tiles. The doors would face south and a pedestrian door would be inserted to the west side.

Landscaping to the front garden would reinstate grass to both sides of the proposed driveway with a path bordered by shrubs, leading to the front door and hedging retained to the side boundaries. A timber post and rail fence and gates would be installed to the front boundary with hedge planting behind and part of the grass verge reinstated.

The application has been amended to reduce the size of the garage, alter the roof form to a hipped roof and move this further from the boundary. The proposed front boundary treatment has also been amended from a rendered wall and metal gates to a timber post and rail fence and gates. Additional soft landscaping has been provided.

Relevant Planning History:

None relevant

Consultations:

SDNPA – *No comment*

Representations:

Two representations received – both neutral

No.12
We have two comments related to the garage:-

1. The garage roof seems unnecessarily high and elaborate, and the overall design of the garage looks 'top heavy'. A simpler pitched roof could reduce the overall height of the garage by approximately 1.0 metre. This would be less visible from our property, and we think would look better overall.
2. We assume that the hedge line on our side will be unaffected even though the hedge will need to be cut back (narrowed) on our neighbours side to enable the garage to be built almost to the boundary, which is in the middle of the wide hedge.

No.16
We have no objections in principal however, we would like to register the following comments:
1) A log burner is shown with a flue exiting the ground floor room on the rear western elevation of the proposed works. We would like assurances that mitigating measures are put into place to control and prevent any smoke issuing from the proposed flue at the elevation shown is able to drift westerly and enter our bedroom windows at the rear and eastern elevation of our property.
2) We have concerns that the front boundary wall coupled with in particular the sliding gates is out of character for the area. This could be improved aesthetically to appear less imposing.
3) Any windows overlooking our property on the western elevation that occur above the current boundary height should be obscure glass. This excludes the roof lights to the ground floor extension.
4) Please check that any restrictive covenants governing the placement of structures forward of the building line are fully observed. This may affect the proposed garage, possibly a lower roof line would be more aesthetically acceptable for such a large garden building.
5) The current joint boundary is an established hedge which we consider to be a considerable natural and ecological amenity. This must be preserved, throughout any works.

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.

Visual Amenity

The property is located off a private unmade lane in a semi-rural location on the outskirts of the development boundary and backing on to the SDNP. The lane is rural in character with informal boundary treatments mainly consisting of hedges, trees and post and rail fencing. The building line is not consistent to

the north side of the road with properties positioned at various angles and set back different depths from the road. Properties to the north side are generally elevated above road level. The design and form of buildings within the street scene differs widely, embracing both modern and traditional style and single storey and two storey height. The existing property is a traditional bungalow in need of modernisation.

The proposed increase in ridge height would be approximately 0.4m lower than the ridge of the property to the west and 0.4m higher than the property to the east. There are several taller properties in the vicinity and the proposal would not appear out of keeping with the wider street scene. The depth of the main roof is reasonably narrow and the proposal would retain the existing depth and eaves height by increasing the pitch, thereby retaining a true ridge and maintaining the character of the property.

The barn hip roof extensions to the sides maintain the modest proportions of the property and would not result in the roof appearing top heavy or overly bulky. The roof form would not appear out of keeping with the varied street scene and would not appear dominant or intrusive. The proposal would reflect the character of the existing building and retain the appearance of a bungalow.

The change of materials from brick and pebbledash to brick and render and new windows and doors throughout would update and enhance the appearance of the property whilst reflecting the palette of materials in the locality.

The proposed porch is small in scale and in keeping with the design of the property. The addition of rooflights to the front and rear roof slopes would not result in any harm to visual amenity.

Solar panels are visible on several roof slopes within close proximity of the site and these additions would not appear out of keeping in the area and would provide a source of renewable energy for the property which would benefit the development as a whole.

The proposed double garage is relatively large in scale and would be positioned forwards of the building line for No.14. Whilst development such as this is generally resisted, it is recognised that the properties in Heather Lane do not conform to a uniform pattern of development and there is considerable variation in layout, plot size and shape, alignment and position of dwellings in relation to the road. Due to this variation, the proposed garage would not project beyond the front elevation of the properties further to the east at No.6 and Iona (West Hill) or to the west at No.20 and 22. The proposed garage would also be of similar alignment, position and scale to the existing garages at No.8 and 18. When considered in context with the above, a garage in this position forwards of the application dwelling would not be significantly out of keeping with the wider street scene.

The design, scale and position of the garage have all been amended to ensure that the garage remains a subservient addition. The overall scale has been reduced and the roof form changed from a barn hip to fully hipped design to

reduce the ridge height and roof mass compared to the original design. The position of the garage would retain a gap of 2m to the east side boundary and 12.82m back from the road allowing the established hedgerow to be retained and areas of soft landscaping to be formed around the garage. Although the garage will be visible in the street scene it would not appear dominant or intrusive in context with its wider setting.

The proposed boundary treatment to the front of the property has been amended from the original render wall and metal gate design to a timber post and rail fence and gates. The formal boundary treatment of a wall as previously proposed was considered significantly out of keeping with the street scene and would have resulted in harm to the rural character of the area. The post and rail fence and timber gates as shown on the amended drawings would be sympathetic to its surroundings and would reflect other boundary treatments in the locality. Planting is proposed behind the fence to further soften its appearance.

The proposed works to the rear would be visible from the SDNP located to the north of the site, however the extensions and alterations would be viewed in context with existing residential development and would not adversely affect the statutory purposes of the SDNP or detract from the landscape setting.

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

Residential Amenity

The most affected neighbours are those to the sides at No.12 and No.16.

No.12 is located to the east side and positioned further forwards in its plot than the application building and separated by a tall mature hedge. The part of the roof to be extended and raised at ridge level is set in away from the boundary by approximately 4m at the front narrowing to 1.6m at the rear. The ridge would be increased by about 0.8m and would be about 0.4m higher than No.12. The proposed increase in height and barn hip roof form would not appear overbearing or oppressive to the neighbours and would not result in overshadowing or loss of light to their property. No windows are proposed at first floor to the side gable and no overlooking or loss of privacy would occur.

The proposed rear extension would be set in from the boundary and would not extend beyond a 45 degree line projected from the midpoint of the neighbours nearest habitable room opening to the rear and would not have any detrimental impact on these occupiers. There are no openings positioned above fence height to the east elevation other than a roof light to the ground floor extension positioned high above eye level.

The proposed garage would be forwards of No.12 and would be fairly close to the boundary. This boundary however provides a dense screen between buildings and the garage which would be situated on slightly lower ground than

the house would not appear overbearing or oppressive in outlook or have any adverse impact on amenity.

No.16 is located to the west side and separated by a tall mature hedge and a garage to their side. The proposed roof extensions and raised ridge would be approximately 1m from the boundary to the front and 2.3m to the rear. No.16 is positioned about 4.8m from this boundary and is about 0.4m higher at ridge height than that proposed. The roof extension in this position would not appear overbearing or oppressive to the neighbours or adversely affect light to their property.

The proposed rear extension is angled away from No.16 and would be partly obscured by their garage and at single storey height would have no adverse impact on these occupiers. There are no openings positioned above fence height to the west elevation and no overlooking or loss of privacy would occur. The log burner to the west of the rear extension would be installed in accordance with the current building regulations and the applicant has been advised to ensure that no nuisance occurs to neighbours as a result of this addition.

The proposed garage is positioned approximately 5.6m from the boundary with No.16 and would not have any adverse impact on amenity.

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 additional openings to side elevations of extensions
5. Landscaping and planting as per site plan
6. Hedges retained

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

Expiry Date - 24/06/2024

Case Officer:	Amanda Haslett	Date:	21/06/24
Authorised by:	Jo Morin	Date:	24.06.2024