Expiry Date - 19/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0380/25 Recommendation – APPROVE

Site: 31 Ellis Avenue Worthing West Sussex BN13 3DY

Proposal: Rooms in roof consisting of hip-to-gable alterations, rear dormer, front dormer and front rooflight.

Date of site visit: 17/04/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located at a bend in the road to the north side of Ellis Avenue and within a residential area of Worthing. The property comprises a detached bungalow with brick elevations and a hipped roof with lower projecting hip to the front. The property is elevated above road level and set back behind a deep grass verge with mature trees and a low brick wall to the boundary. There is a vehicle access across the verge leading to the driveway and detached garage to the east side of the bungalow. There is a large garden to the rear and additional outbuildings to the rear of the garage.

The property 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 loft conversion including hip to gable extensions and front and rear dormers.

The hipped roof would be extended to the sides to form gables finished in tile hanging to match the existing tiles. A new obscure glazed window would be inserted to the east side elevation, serving a bathroom and fixed shut below 1.7m from finished floor level. Both chimneys to the sides would be removed.

The proposed rear dormer would measure approximately 7.8m wide x 3.25m deep with a flat roof of 2.65m high, tile hung to match the existing roof and with two windows to the rear serving bedrooms.

The proposed front dormer would measure approximately 2.6m wide x 3.18m deep with a pitched roof of 2.6m high, finished in tile hanging to match the existing roof and with a window serving a bedroom.

A roof light would be added to the front roof slope serving the stairwell.

The application has been amended to reduce the width, height and depth of the front dormer.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None 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

The application property is positioned between two taller, asymmetrical pitched roof houses with single storey eaves to the front and two storey eaves to the rear, both with front dormer additions. These buildings along with the application property and No.27 follow the curve of the road and are all set back behind a deep verge to the frontage and slightly elevated above road level. There are other examples of front dormers within the street scene and some very poor examples of large side dormers. Most of the bungalows that are similar to the application property have retained a hipped roof form however many of these have overlarge side dormer additions which are considered more harmful in appearance, than hip to gable extensions and none of these are positioned between two taller pitched roof properties.

The proposed hip to gable extensions would reflect the pitched roof form of the properties to each side and are not considered to appear out of character in the street scene. The front dormer has been reduced in height, width and depth setting it further up from eaves and reducing the size of the window. The reductions in scale have significantly improved the appearance of the dormer and this would no longer appear top heavy or visually dominant on the roof slope. The scale of the dormer and its pitched roof design are similar to other front dormers in the street scene.

The proposed rear dormer would not be visible from the road as it would be hidden by the hip to gable extensions. The dormer is positioned centrally on the roof, set up from eaves level, down from the ridge and in from the sides. The dormer would be finished in tiles to match the main roof and would not dominate or detract from the character of the property.

There would be no significant adverse impact on the character of the street scene or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.29 and 33 Ellis Avenue.

No.29 is located to the south-west of the application site and is on slightly lower ground than No.31 but is slightly taller. The proposed gable to the side would extend beyond the rear wall of this property but angles away at the rear and retains a gap to the side boundary. The position of the properties in relation to each other would ensure that the development does not appear overbearing or oppressive to the neighbour. The application property is to the north-east of the neighbour's house and the proposal would not result in overshadowing or loss of light to No.29. There are no windows to the side of No.29 and there would be no adverse impact on outlook for this property. Openings are to the front and rear and would not affect the neighbour's privacy.

No.33 is located to the east of the application site and is on higher ground and taller at ridge level. The neighbour's property is separated by a garage and driveway within the application site and angles away from No.31 so that the gable proposed would not face directly on to the side windows to No.33 and is about 6m away at its closest point. A gable to the side and dormers to the front and rear would not appear overbearing or oppressive to these occupiers or diminish light to their property or side facing windows. The window proposed to the east side gable would serve a non-habitable bathroom and would be obscure glazed and fixed shut below 1.7m from finished floor level and would therefore protect the neighbours privacy.

The property to the rear is over 25m from the proposed rear dormer and is of sufficient distance to mitigate any overlooking from this aspect of the development.

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. Matching tiles – no cladding
4. No add. openings to side elevations of extensions
5. East window obscure glazed and fixed shut

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: Amanda Haslett Date: 05/06/25

Authorised by: Peter Barnett Date: 5 June 2025