Expiry Date - 15/12/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1215/25 **Recommendation: – APPROVE**

Site: **1 Clematis Close Worthing West Sussex BN13 3XT**

Proposal: **Rooms in roof consisting of front and rear dormers and roof lights.**

Date of Site Visit: 29/10/2025.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 1 Clematis Close, is situated within a recent largescale development of housing where some permitted development rights have been removed. The application site itself is a two-storey detached dwelling with a pitched roof. A private garden containing a large patio and grassy area is situated to the side of the property enclosed by walls and close-boarded fencing. A garage, paired with the neighbour's garage, is located to the south of the property.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for rooms in the roof consisting of front and rear dormers and four rooflights.

The proposed front and rear dormers are to be 2.05m wide, clad in zinc with pitched, tiled roofs. The dormers are to be sunk beneath the ridge of the property and will have pitched roofs to be in keeping with the character of other dormers within the largescale residential development.

The four velux rooflights are to be divided into pairs, with two being located at the front of the property and two to the rear.

Relevant Planning History:

AWDM/0721/16 - Application for approval of Reserved Matters pursuant to outline planning permission WB/11/0275/OUT relating to details of 149 dwellings (104 market and 45 affordable) with associated roads, parking, garaging and landscaping for Parcel Areas 2C and 3C of development of land north of Fulbeck Avenue, West Durrington.
STATUS: Application Permitted 21st December 2016.

Condition No.2 of this planning permission states:

"Notwithstanding the provisions of Schedule 2 Part 1, ***Classes A, B, F and H*** *and Part 2, Classes A, B and C of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no dwelling shall:-*

(i) be extended or enlarged;
(ii) have the front door altered in design;
(iii) have any driveway/hardstand within the plot curtilage enlarged or any additional area of hard-surfacing or hardstanding formed within any part of the curtilage forward of the principal elevation of the dwelling or any side elevation facing onto a highway;
(iv) have any satellite dish fixed or fitted to any principal elevation or roofslope or chimney;
(v) have the external colour of any rendered element, or external cladding, altered from that originally approved unless agreed in writing; or
(vi) erect any wall, fence or other means of enclosure on any part of the curtilage forward of the principal elevation of the dwelling or any side elevation facing onto a highway.

Reason: *In the interests of amenity and the environment having regard to policies 1 and 16 of the Worthing Core Strategy."*

It should be noted that **Class C** was not referred to in this condition.

Consultations

None undertaken.

Neighbour 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 proposed dormers, which have been amended, are deliberately designed to be in keeping with the design and appearance of other pitched roof dormers on other properties within the wider West Durrington development. They will have pitched roofs,

set down from the main roof ridge with the face and side cheeks finished in zinc cladding.

The proposed Velux rooflights are minor features, acceptable in size and position, and will not result in any adverse visual impact.

The addition of the dormers and rooflights will not appear visually out of keeping on this property and will not detract from the character of the area.

Residential Amenity

The proposed dormers are at an acceptable distance from neighbouring properties.

The front dormer (north elevation) will face 7 Clematis Close opposite at a distance of approximately 11.8m across the public highway. There will be no loss of light and the effects of overlooking will not be significantly worse than at present. The same can be said for the two rooflights proposed on the north elevation.

The rear dormer (south elevation) will face the neighbouring property 7 Lupin Spinney. Despite this being closer in distance, there are no side openings on 7 Lupin Spinney facing the application site. As such there will be no loss of light and no impact on privacy. This is also the case for the proposed rooflights on the south elevation.

As a result of the above, there would be no adverse impact on amenity.

Moreover, in arriving at this decision regard is given to the fact that the proposed rooflights could have been carried out as ‘permitted development’ under Class C, Part1, Schedule 2 of the GPDO.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Dormer materials

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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:	Tom Westerman	Date: 04/12/2025
Authorised by:	Jo Morin	Date: 04.12.2025