Expiry Date - 26/05/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0439/25 **Recommendation – REFUSE**

Site: **34 Hillview Road Worthing West Sussex BN14 0BX**

Proposal: **Proposed rooms in roof consisting of hip to gables to rear, half hip to gable to front elevation and side dormers; single storey front infill extension and single storey rear extension**

Date of site visit: 18.02.25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property comprises a detached bungalow on the east side of Hillview Road. The property is set back from the road with parking/driveway/garden to the front and at a lower level from the road. The bungalow is 'P' Shaped with a forward projection. It has a bonnet style roof with the forward projection with a hipped tiled roof. The property is rendered. There is detached garage to the northern side of the property set back at the rear.

The three properties to the south are a similar style to No 34. There is a mixture of styles of bungalows in the near vicinity, all generally having hipped roofs. There is evidence of roof extensions in the road but not within close proximity.

The property to the north forms part of a semi-detached pair slightly different in character built still involving a hipped roof and forward projection with hipped roof.

Proposal

The application has been amended since originally submitted.

The application proposes a half hip to the frontage to form a part gable frontage set slight back from the forward projection, at the rear a full hip to gable is proposed. Windows are proposed at new first floor to the front and rear.

To the side two flat roof dormers are proposed with half hips to the front of the dormers (facing the street). The dormers are slightly set in from the proposed front and rear gables. High level windows are shown to the southern elevation. To the northern side there is a high level window to bedroom 1 and two further full windows to the bathroom and landing.

The extension would provide 2 additional bedrooms, dressing room and bathroom in the created roof space.

Representations:

None received.

Relevant Planning Policies

National Planning Policy Framework (HCLG 2024)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Worthing Local plan 2023 (WLP)

DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM16 - SUSTAINABLE DESIGN

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 National Planning Policy Framework advises in Paragraph 131 that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 indicates that development should: (b) be visually attractive and (c) sympathetic to local character and history, and in Paragraph 139 states: “Development that is not well designed should be refused especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes”.

Policy DM5 of the WLP requires all new development to (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area; enhance the local environment by way of its appearance and character with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, impact on street scene and the layout of the development; and make a positive contribution to the sense of place, local character and distinctiveness of an area

The Council’s Supplementary Planning Guidance ‘Extending or Altering your Home’ indicates the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature, its design should be consistent with your existing property's style and

shape and that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling.

The existing bungalow is a modest detached bungalow which is in keeping with the scale and form of other bungalows to either side and in the near vicinity of the rest of the street. The proposal would involve a half hip to gable on the frontage and large flat roof dormers to both sides of the roof. The extensions would create a whole new roof form and roof additions. The design of dormers would be overly large, clumsy and unsympathetic.

The character of this part of Hillview Road is prominently of single storey bungalows. In particular 34 (the site), 32 and 30 are the same style of bungalow with a characterful style of hipped roof and forward single storey projection. Although there is an example of the half hip to gable to No 40 to the north, the hip style roof remains and the roof extension is sympathetic to the style of the property. There are also examples of dormers but these tend to be small and in character with the style and size of the property.

Although the application has been amended slightly since originally submitted to create the half hips to the front of the dormers it is still considered to create a roof extension to this extent on this simple bungalow would have a significant visual impact on both the architectural form and integrity of the building itself, and the street scene it sits within.

As such the proposal would be out of scale and proportion with the existing dwelling and of poor design and appearance impacting on the character of the existing dwelling and the street scene

The proposal would therefore be contrary to the NPPF and local plan policies.

Residential Amenity

The most affected properties are 36 and 32 Hillview Road.

In terms of No 36 to the north this property, there is good separation between the properties. It is considered that the gable and dormer would have some impact in terms of loss of light and visual impact, however in view of the distances between the properties it is not considered that it would cause undue loss of light or visual impact so as to refuse the application on this basis. The application proposes a high level window to the proposed bedroom and the other two windows being to non-habitable rooms. No 36 appear to have two small potential obscure glazed windows facing towards No 34. Although there is potential for some overlooking from the landing window this and the bathroom window could be obscure glazed if the scheme was considered appropriate. The rear gable first floor windows would cause oblique distance overlooking of the garden of No 36, which is not considered to be detrimental.

With regards to 32 to the south, this property is closer to the boundary although the roof extension would be north. No 32 has several windows in the side elevation potentially to a bedroom, bathroom and secondary kitchen window. It

is considered that the gable and dormer would have some impact in terms of loss of light and visual impact, however in view of the existing roof and the fact that the property is north it is not considered that it would cause undue loss of light or visual impact so as to refuse the application on this basis. The windows in the south elevation within the dormer are proposed to high level and as such would not cause detrimental overlooking.

The rear gable first floor windows would cause oblique distance overlooking of the garden of No 32, which is not considered to be detrimental.

The properties at the rear off Findon Road are at such a distance not to be impacted by the proposal.

Recommendation

REFUSE for the reason:-

1. The proposed roof extension and dormers by reason of the size, design, bulk and form would constitute a visually discordant addition, out of keeping with the design and appearance of the existing dwelling and surrounding development and detrimental to the street scene. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan 2023, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority offers a pre-application service should the applicant wish to apply with a revised proposal.

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

Case Officer: Jackie Fox Date: 15.09.25

Authorised by: Louise Prew Date: 15/09/2025