Expiry Date - 10/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1150/23 **Recommendation – APPROVE**

Site: **72 Vale Avenue Worthing West Sussex BN14 0BZ**

Proposal: **Hip to gable extension to south elevation with new flat roof dormer to rear in untreated timber cladding.**

Date of site visit: Previous application – 24/05/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Vale Avenue in a residential area on the outskirts of Worthing and adjacent to the South Downs National Park to the rear. The property comprises of a semi-detached bungalow with brick and white rendered elevations beneath a tiled hipped roof. The property is in an elevated position above road level and is set back from the road behind a timber planter and gravel driveway. The rear garden is enclosed by fencing to all sides with a decked area and raised lawn.

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 hip to gable roof extension and rear dormer finished in untreated timber cladding.

The ridge of the property would be extended to the south side to form a hip to gable extension. The front and rear roof slopes would be finished in tiles to match the existing roof. The side gable would be finished in untreated timber cladding with a painted timber fascia. The existing chimney to the south side would be removed.

Five roof lights would be inserted to the front roof slope evenly spaced across the width of the roof and serving the landing and bedroom.

The proposed rear dormer would measure approximately 8.35m wide by 2.8m high and 3.4m deep, set in a minimum of 0.45m from the edge of the roof. The dormer would be finished in untreated timber vertical cladding with aluminium capping and full height windows to the rear serving the bedroom and an opaque window to the bathroom.

Internally the loft conversion would provide 2 bedrooms, a bathroom and landing with void over the front entrance.

Relevant Planning History:

AWDM/0372/23 - Proposed loft conversion including hip to gable roof extension and two storey rear (West) extension with internal alterations and five rooflights to the front (East) elevation – Refused

The above application was refused on the following grounds:

1. *The proposed rear two-storey extension due to its height, depth and uncharacteristic design and form, would subsume the existing building and fail to reflect the predominant characteristics of the existing building or surrounding development, resulting in an alien, incongruous and intrusive form of development that would be significantly out of keeping with the prevailing character of the area and fails to achieve a cohesive relationship with the existing building or be sensitive to the setting of the adjacent South Downs National Park. The rear extension constitutes a dominant and discordant addition to the property, having a significant and harmful impact on the street scene and the visual amenities of the locality. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the revised National Planning Policy Framework.*

2. *The proposed rear two-storey extension due to its depth, height, vertical form and position to the south of No.70 would result in an overbearing and oppressive form of development that would enclose and overshadow the neighbour's property, diminishing light to principle rooms and resulting in an unacceptable level of overlooking from the first floor openings. The proposal would have a significant and detrimental impact on the residential amenities of the occupiers at No.70 Vale Avenue. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the revised National Planning Policy Framework.*

The current application seeks to address the concerns raised above and follows the advice given prior to the submission of this application.

Consultations:

SDNPA – No comment

Representations:

One comment received from adjoining neighbour stating ‘Neutral stance’.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5

National Planning Policy Framework (HCLG 2021)
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 street scene mainly comprises of semi-detached bungalows of similar design, scale and form, elevated above road level to the west and below road level to the east. There are various examples of hip to gable extensions within the street scene including at the adjoining property. Rear dormers and roof lights are also common features in the area. The development would not be easily visible from the SDNP due to the wide bank of trees to the rear of the site.

The form and scale of the proposed hip to gable extension would be in keeping with surrounding development and would not detract from the character of the area. The scale and form of the dormer are both consistent with recent approvals for similar development including the set in from the side of the roof of 0.45m. The existing dormers to other properties, visible within the street scene are mainly constructed from matching materials. The proposed dormer is less likely to be visible in the street scene due to the narrow gap between houses and the proposed hip to gable extension which would screen most views. The gable end would be finished in untreated timber cladding to match the finish proposed for the dormer and this element would be visible in the street scene. The application property is viewed against a back drop of trees and therefore the proposed timber cladding would reflect the natural environment and is acceptable in this context. It is also noted that if the same development were to be finished in matching materials the proposal would be permitted development. The applicant's desire was for a more contemporary appearance that enhanced its setting using the natural materials in its surroundings to influence the design. The use of natural untreated timber cladding successfully complements the backdrop of trees in a way that could not be achieved with a composite cladding.

Roof lights are a prolific feature in the street scene and these would not appear out of keeping in the locality.

There would be no significant adverse impact on the visual amenities of the locality or the special qualities of the SDNP to the rear.

Residential Amenity

The most affected neighbours are those to the sides at No.70 and 74.

No.70 is the adjoining property to the north side separated by a high slatted fence and with a single storey rear extension set in away from the boundary and roof lights to the rear roof slope. The proposed dormer does not extend beyond the eaves of the building and would be set in from the party wall. The dormer is relatively large but would not significantly affect light to the neighbour's property. Views of the neighbour's garden would be possible from the proposed dormer however these views would mainly be directed across the garden of the application site and would not significantly affect the privacy of these occupants.

No.74 is located to the south side and separated by a high slatted fence with a two storey extension at the rear which projects beyond the rear elevation of No.72. The hip to gable extension would bring the roof closer to No.74 which has roof lights to the side however this would not be considered to have an overbearing or oppressive impact on the neighbours or diminish light to their property. The proposed dormer to the rear would not extend as far back as the neighbours extension and would not have any adverse impact on this property. The southernmost window to the dormer would be obscure glazed and serve a bathroom and would not result in overlooking or loss of privacy.

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 to front and rear – timber cladding to gable and dormer – no composite cladding
4. Cladding to side gable and rear dormer only

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: Amanda Haslett Date: 05/10/23

Authorised by: Jo Morin Date: 05.10.2023