Expiry Date - 17/02/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1644/24 Recommendation – APPROVE

Site: 50 First Avenue Worthing West Sussex BN14 9NP

Proposal: Hip to gable roof extension with front rooflights; enlargement of rear dormer; and new mono pitched roof and solar panels to existing garage.

Date of site visit: 21.01/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located to the east side of First Avenue within a residential area of Worthing. The property comprises of a detached part two storey house with brick elevations and a tiled hipped roof with two small front dormers. The property is set back from the road behind a low wall, front lawn and paved driveway leading to the garage to the south side. There is an existing dormer and single storey extension to the rear and a large garden.

The property is not within a conservation area and is not a listed building.

Proposal

Planning permission is sought for a hip to gable roof extension, roof light to the front, enlarged rear dormer and pitched roof the exiting garage.

The roof would be extended to the south side from a hip to a gable finished in tiles to match the existing roof with two small roof light windows. The existing dormer to the rear would be enlarged in width, height and depth and finished in tile hanging to match the existing dormer.

The pitched roof to the existing garage would create a hipped form and would have matching tiles and solar panels to the southern side.

Relevant Planning History:

AWDM/0908/21- Alterations to roof including hip to gable to south elevation, new front dormer and enlarged rear dormer- APPROVED

AWDM/0044/17 - First floor extension including alterations to existing roof; front dormer and alterations to garage roof – Approved

AWDM/1266/14 - First floor extension including alterations to existing roof and dormers and alterations to garage roof – Approved

AWDM/1318/12 - Application for new planning permission to replace extant planning application reference WB/09/0790/FULL dated 16.11.09 for a single storey rear extension; new dormer to front elevation to match existing dormers in conjunction with converting hip end to gable end and extension to rear dormer – Approved

09/0790/FULL - Single storey rear extension. New dormer to front elevation to match existing dormers, in conjunction with converting hip end to gable end and extension to rear dormer - Approved

Consultations:

None

Representations:

None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SP2, DM5,
National Planning Policy Framework (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 area is characterised by large detached houses of various design, form and materials set back in their plots and with similar spacing to the sides.

The proposed hip to gable extension would be visible in the street scene but would be in keeping with other gabled roofs in the locality. The new roof light windows would be in character to the design and scale of the building.

The enlarged dormer to the rear would not be overly visible in the street scene and would remain subsidiary in scale and form to the main roof. The dormer would be finished in tile hanging to match the existing dormer.

The proposed roof to the existing side garage would not be unduly visible in the street scene and would be in character with the building and street scene. The solar panels are a common addition to buildings and would not impact on the character of the building or street scene.

Residential Amenity

The most affected properties are the neighbours to the sides at No.48 and No.52 and to the rear at No.4 Arundel House, Longlands Grove.

No.48 is located to the south side of the application site and at a lower level following the slope of the road. The properties are separated by the garages to the sides and a hedge to the boundary. The hip to gable roof extension would not extend beyond the walls of the existing building and would be to the north of No.48 and therefore no additional overshadowing or loss of light would occur. The proposed roof to the existing garage would be closer to this property but would slope away from the boundary. There is a single window to the side of No.4 at first floor level, this window does not however serve as a primary window to a habitable room and there would be no impact on light to this window. The proposed extensions would not appear overbearing or obtrusive to this neighbour. The enlarged rear dormer would not have any additional impact on the residential amenities of these occupiers.

No.52 is located to the north side and the proposed works would be screened from view by the existing building. There would be no detrimental impact on this property.

The property to the rear is over 35m from the rear elevation of the application property and at this distance there would be no additional impact of overlooking from the enlarged rear dormer.

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. Approved plans
2. Standard time limit
3. Materials to match existing
4. No additional windows

Informative

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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: Jackie Fox Date: 05.02.25

Authorised by: Louise Prew Date: 05/02/2025