Expiry Date - 02/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0296/25 **Recommendation – APPROVE**

Site: **58 Arlington Avenue Worthing West Sussex BN12 4SR**

Proposal: **Rooms in roof consisting of loft conversion with rear dormer and roof lights to front (west), rear (east) and side (north) elevations.**

Date of site visit: 25/04/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Arlington Avenue within a residential area of Goring. The property comprises a large detached two storey house with cream rendered elevations, a front terrace and arch detail below and a hipped roof and sprocketed eaves. The property has previously been extended to provide two storey and single storey rear extensions. The building is set back from the road behind a render wall with slatted timber inserts and a paved driveway with parking for multiple vehicles. There is a detached garage to the south side of the house and a large garden to the rear.

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 with rear dormer and rooflights to the front, rear and north side.

The proposed dormer would measure approximately 3.3m wide x 2.55m high x 2.75m deep, with a window to the rear and be finished in tiles to match the colour of those used on the main roof.

The existing roof light to the rear would be enlarged and new rooflights added to the front and north side elevations. The front and rear roof lights would serve the main bedroom and the north side roof light would serve a bathroom.

The application has been amended to omit the hip to gable extensions as originally proposed.

Relevant Planning History:

AWDM/1819/18 - Non-Material Amendment to rear extension permitted under AWDM/1683/17 for revisions to windows and doors on all elevations - Approved

AWDM/1683/17 - Part single storey/part two storey extension to rear elevation (east) – Approved

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 street scene is varied in terms of the design, form and scale of houses, however there is a clear pattern of larger dwellings which have a higher ridge and/or eaves height and deeper roof. Several of these 'larger style' dwellings have green pan tiles or sprocketed eaves detail and all are unified by the retention of the original hipped roof form. These properties are generally more prominent in the street scene due to the above characteristics, than the other smaller properties regardless of roof form.

The original proposal included hip to gable roof extensions however the additional bulk at roof level was considered to appear obtrusive and imposing in the streetscene, resulting in a very dominant roof form that would have been out of character with all the other properties of similar scale and design, having an unacceptable impact on the visual amenities of the locality. This aspect of the proposal was therefore removed.

The proposed dormer to the rear would be visible in the street scene, but is modest in scale and would be finished in tiles to match the colour of those used on the existing building. A dormer to the rear of this property would not be considered dominant or intrusive in the street scene and would not have any significant adverse impact on visual amenity.

The roof lights to the front and rear could be installed under permitted development and are only included in the description for completeness. The proposed roof light to the north side requires consent but would not have any adverse impact on the character of the property or the wider street scene.

Following removal of the hip to gable roof extensions from the proposal, the amended application would not have any significant adverse impact on the character of the property or the visual amenities of the locality.

Residential Amenity

The most affected neighbours are those to the sides at No.56 and 60 Arlington Avenue and to the rear at No.19 and 21 Falmer Avenue.

No.56 is a detached two storey house with pitched roof and a catslide to the front, located to the south side of the application site. The neighbour's property extends back to the same depth as the two storey extension at No.58. This extension would screen most of the proposed dormer from view to the side other than a small section of the roof. The closest part of the dormer is over 10.5m from the boundary with this property and would have no adverse impact on amenity. Views from the dormer would be restricted to this side by the existing two storey extension.

No.60 is a detached two storey house with pitched roof, located to the north side of the application site. The neighbour's property extends slightly further back than the main roof of No.58. The proposed dormer is approximately 3.95m from the boundary with this property and is sufficiently set in to direct views across the applicant's own garden. The roof light proposed to the north side would serve a bathroom, a non-habitable room and would be positioned above 1.7m from finished floor level. There are no openings to the side of No.60 that would be adversely affected by a roof light in this position.

The rear elevations of No.19 and 21 Falmer Avenue are situated over 35m from the proposed dormer. The rear boundary for the application site is over 20m from the proposed dormer. At this distance the proposed dormer would not result in any significant overlooking or loss of privacy to these neighbours.

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. Dormer tiles to match colour of roof tiles
4. Roof light to north side set up above 1.7m from FFL

Informative

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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: 21/05/25

Authorised by: Louise Prew Date: 21/05/2025