Expiry Date - 23/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0422/25 **Recommendation – APPROVE**

Site: **9 Cambridge Road Worthing West Sussex BN11 1XD**

Proposal: **Single storey side/rear extension (following demolition of garage); loft conversion with hip-to gable extension, rear dormer, new roof tiles, and front rooflights**

Date of site visit: 11.06.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site relates to a semi-detached two storey dwelling located on the southern side of Cambridge Road. The site has an attached garage to the east with an outrigger to the rear on the shared boundary to the west mirroring the neighbouring property. There is no uniform character along Cambridge Road with a significant number of properties having undergone alterations. These vary in forms from driveway conversion of the front gardens and conversions of the loft space into habitable accommodation in different forms.

The site has a small rear garden that is enclosed by a low level wall to the east with the outrigger protruding the full length to the rear. The property is not listed nor are there any protected trees on the site.

Proposal

The amended proposal seeks roof extensions comprising of a dormer extension to the main roofslope. Three rooflights are also proposed to the front roofslope. To accommodate the dormer there would also be a hipped to gable extension.

The rear roof extension would extend across the full width of the main roofslope and would measure approximately 5.7 metres in width, 4 metres in depth and 2.6 metres in height at this point, set just below the main ridge level. The hip to gable extension has an approximate cubic meterage of 16.7m3 with the dormer creating 30m3 of space. The roof extension would be finished in tile hanging.

The original application had a dormer on the rear outrigger which has been removed to reduce the scale of the proposal.

The other aspect of the proposal seeks to replace the existing garage with a store and utility room. The new frontage would be set further within the site to allow for a car to be parked infront. Connecting to the back of this will be an extension that runs diagonally to the outrigger with internal modifications for the

wider functionality of the ground floor with a large, glazed section providing views to the rear. The materials will match that of the existing dwelling.

Relevant Planning History:
None relevant

Consultations:
None

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)
Montague Street Conservation Area Appraisal

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
Due to the location of the proposed works they will be highly visible from within the street scene and therefore need to be carefully considered. A hipped roof on the road would not be out of character with other pairs of properties hosting this roof shape, additionally, on the roads surrounding the site there are other properties that have undergone this alteration. The permitted development rights of the property would allow this conversion as such it is not considered demonstrable to the application. With the introduction of three small velux windows to the front elevation these are considered a sympathetic addition to the proposal.

The dormer to the rear would only have glimpse views available from the side of the site which would be further screened from view by the mature trees along Cambridge Road. As such it is considered acceptable in terms of visual amenity.

The garage conversion on the site would have the greatest impact on the street scene with the loss of a common place feature.. With the proposal setting the new access to the store and front wall back from the street it is considered to lessen the impact on the street. This also helps the proposal to be subservient to the host dwelling and not dominate the frontage. The lean-to roof having an eaves of 3.36m this further helps with the subservience of the addition. The materials proposed include those which can already be found within the site allowing visual cohesion throughout. Whilst a circular window would introduce

a new feature that is not commonplace it is not considered that this would be detrimental to an extent that would result in a refusal of the application.

With the overall scale of the proposal, it is not considered to dominate the street scene and to be a subservient addition to the host dwelling. The materials used allow for visual cohesion with the site and wider street scene.

Residential Amenity
The properties most affected by the proposal would be those to the east and west, Nos.7 and 11 respectively. No.11 has an attached rear outrigger that would obscure views and avoid an overbearing impact from the dormer to the rear. The other alterations would not provide any impact on the neighbour to the west with their location to the rear, and eastern side.

Number 7 would be the most affected due to the existing relationship between the two properties. The side extension to the east introducing a slightly taller development to the boundary of the site. The development will only be 0.12m taller on the eaves than the existing towards the front of the property but run right to the boundary. This will increase the presence of the extension on the boundary. There are side facing windows in the neighbouring property but these are set off the shared boundary behind a driveway. Therefore, due to the separation distance from the neighbouring property and the existing relationship with the garage, it is not considered to result in a significantly detrimental impact on the amenity of the neighbouring property.

Where the dormer is being introduced there will be a small increase in the potential views that are gained from the property. However, these are not considered to result in a level that would be significantly detrimental to the amenities of the neighbouring property with the views from within the existing dwelling facing the property creating some interlooking and overlooking. The dormer to the rear would not provide any views that are not currently available. The same goes for the rear fenestration alteration which will provide some additional views of the neighbouring property but not to a significantly detrimental level when considering the existing relationship.

With the separation distance between the site and those properties to the rear there is not considered to be any impact on these properties with approximately 32m of separation.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No side windows in extension

Informative

Expiry Date - 23/05/2025

1. Approved following revisions

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

Case Officer: Finlay Gardner Date: 08/07/2025

Authorised by: Louise Prew Date: 08/07/2025