Expiry: 28/8

Development Control – Delegated Officer Report

Application Number: AWDM/0920/23 Recommendation: Grant

Site: 23 Hollingbury Gardens, Worthing

Proposal: Rooms in roof consisting of hip to barn end to east elevation, pitched roof dormers to north, west and south elevations including roof lights to north and south elevations, and single storey side and rear extension. Proposed garden room outbuilding

Date of site visit: 26/7

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to a fully hipped roof bungalow on the west side of Hollingbury Gardens, in a residential suburb or north west of Worthing. It has with an attached garage on its south side. The property has a pebble dash finish off a brick plinth under a tiled roof with uPVC windows and doors.

It is set back from the road at a lower level behind a mature front garden with off street parking for 2/3 cars. The rear garden is more than 30 metres deep.

The property is not in a conservation area and is not listed. There are no protected trees within the curtilage.

Proposal

Permission is sought to lift the front hip and to create a barn ended gable. Pitched roof dormers are proposed on each of the remaining roof slopes with two rooflights on the north side and one at the rear. The agent has confirmed that the gable and dormers are to be finished in natural timber cladding with the remaining roof covering replaced in slate tiles. Windows and doors are to be replaced in grey uPVC.

Also proposed is a full width single storey extension, 3 metres deep and extending to the south boundary but only as far as the existing flank adjacent to the north boundary. It is 3.1 metres in height and includes slightly raised rooflights.

A timber clad garden outbuilding in the south west corner of the rear garden is also proposed. It has a floor area of 5m x 4m and is 2.5 metres high with a 1 metre front, east facing overhang. French doors will face the back of the house and there will be a window in the north wall.

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Relevant Planning History:

None.

Consultations:

Health: Hours of construction condition recommended.

Representations:

One letter from No. 24 Hollingbury Gardens in support.

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 proposal will significantly alter the appearance of the property in the streetscene but not harmfully. It is well designed and the dormers will sit comfortably within each roofslope. Many other roof alterations have been made to surrounding bungalows.

Residential Amenity

No. 21, to the south has been extended into the roof with raised barn ended side gables and rear dormers. It also has a ground floor side extension or garage conversion on the shared boundary. The single storey rear extension proposed will also abut the boundary and will extend to a similar depth as the side addition at No. 21.

No. 25 remains a bungalow and has a side window close to their rear wall and a conservatory beyond it. The rear extension proposed will not obstruct their side window.

No. 25 is set approximately 5 metres further back from the road than the application property and is consequently on slightly lower ground. It has a driveway and shed on the shared boundary. The barn ended front gable addition is sufficiently removed from No. 25 to ensure no significant loss of light or overbearing impact will occur.

The side gable window at No. 21, 2.5 metres off the boundary, is believed to be to a bathroom. The side dormers need to be fixed shut below 1.7 metres and obscurely

glazed to ensure no overlooking of either neighbour occurs. Revised plans show the side rooflights and the section drawing shows their cill levels to be 1.7m off finished floor level. No overlooking will occur.

The garden outbuilding is permitted development but is shown on the application for completeness. The rear gardens are deep and No. 21 has an outbuilding in a similar position.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials and natural timber to be used for the gable and dormers
4. No new openings to side elevations of extension
5. The side dormers shall be fixed shut below 1.7 m and obscurely glazed.
6. Side rooflights shall be positioned a min 1.7 m off finished floor level.
7. The garden building shall be used for incidental purposes only

Informative

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: MOK Date: 11/8/23

Authorised by: Gary Peck Date: 11 August 2023