Expiry Date - 08/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1463/24 **Recommendation – APPROVE**

Site: **21 Lobelia Drive Worthing West Sussex BN13 3GN**

Proposal: **Proposed single storey rear extension and rooms in new roof with raised ridge, front and rear dormers plus roof lights**

Date of site visit: Recent street view photos used to assess proposal

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot to the east of Lobelia Drive and to the south of Daffodil Road within a recent housing development in West Durrington. The property comprises a two storey, detached house with brick and tile hung elevations and a pitched roof. The property is set back from the road behind an open shingle area to the front and side with a wall and fence enclosing the rear garden. Off street parking spaces are provided to the rear of the site.

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 single storey rear extension and new roof including a raised ridge, front and rear dormers and roof lights.

The ridge would be raised by 1.107m incorporating a steeper 45 degree pitch to provide a loft conversion and finished in tiles to match the existing building. Two pitched roof dormers would be added to the front and one to the rear, each measuring approximately 1.6m wide x 2.3m high x 2.5m deep. The dormers would be finished in grey 'leaded' external finish with 'roll top' detail to the roof to match other dormers at nearby properties. A single roof light is proposed to the front roof slope and two to the rear.

The roof extension would provide 2 bedrooms and a shower room within the loft and at first floor the bathroom would be moved into part of bedroom 1 to accommodate the stairs.

A single storey extension is proposed to the rear measuring 3.365m deep x 8.76m wide with a monopitch roof of 2.5m high at eaves level and 3.5m high to the ridge. The extension would have bi-fold doors to the rear, rooflights above and would be finished in bricks and tiles to match the existing building.

The application has been amended to alter the rear dormer from a flat roof to a pitched roof and to reduce the width of the dormers to 1.6m to match others on the estate.

Relevant Planning History:

None relevant

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 property is in a prominent position occupying a corner plot on the estate and is visible from Lobelia Drive and Daffodil Road. The estate has been designed with mix of house types. The application property is a detached two storey house with 35 degree roof pitch and is the same design as the house to the north at No.19. The adjacent house to the south is a different design, detached with a steeper 45 degree pitch with a gable to the front and dormer to the rear. The properties to the east along Daffodil Road are also a different design being semi-detached with dormers to the front. The different property styles are united by a use of similar materials and colour palette and through the addition of dormers of the same design, proportions and materials with lead detailing.

It should be noted that the existing property at No.21, together with the matching property at No.19 differ from the approved drawings for the estate for this particular house style and have been constructed with a lower roof pitch of 35 degrees (instead of 40 degrees) and lower ridge of 7.2m (instead of 7.9m).

The proposed raised ridge would result in a steeper pitch of 45 degrees which would match the pitch of No.23 (to the south) which it is viewed in context with.

Despite the increase in ridge height the ridge would still be much lower than the neighbouring property due to the narrower roof span. No.21 is positioned slightly forwards of its neighbour and has a lower eaves height that projects forwards of the side gable of the neighbouring house, however this projection would be screened by the gable to the front of No.23, and the change in roof pitch resulting in the side gables aligning. The raised ridge and increased roof pitch would reflect that of the neighbouring property whilst still retaining a separate identity and would not result in harm to the character of the area. The roof as extended would not be considered dominant or intrusive in the street scene and would not appear out of keeping in the locality. Materials would be consistent with the existing house with tile hanging to the gable and matching roof tiles.

The addition of dormers would be consistent with other properties in the immediate locality including the neighbouring building at No.23 and the houses in Daffodil Close to the east. The plans have been amended to replace the flat roof box dormer originally proposed with a pitched roof dormer and the width of the dormers reduced to 1.6m to ensure that these features match the other dormers in the immediate area. The proposed dormers would not dominate the roofscape or have appear intrusive in the street scene. The dormers would be finished in lead cladding to match others on the estate.

The proposed single storey rear extension would be subsidiary in form and scale to the existing building and at single storey height would not appear dominant in the street scene. The extension would be finished in bricks to match the house, with a tiled monopitch roof and would not detract from the character of the property.

There would be no significant adverse impact on the character of the streetscene or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the side at No.23, to the front at No.44 Lobelia Drive and to the rear at No.17 Daffodil Road.

No.23 is located to the south of the application property and is positioned further back in its plot at full height. There are no openings to the side of No.23. The proposed raised ridge and increased roof pitch would still be lower than the ridge of No.23 and would not result in any overshadowing or appear overbearing to these neighbours. The proposed dormers would not project beyond the outer wall of the existing building and would have no adverse impact on light. The rear dormer would look out across the applicants own garden and would not result in loss of privacy or overlooking to No.23. The rear extension would project approximately 1.3m beyond the rear elevation of the neighbour’s property and would not appear overbearing or oppressive. There would be no adverse impact on the neighbour’s property.

No.44 is located to the west of the application property on the opposite side of the road. The dormers proposed to the front of No.21 would look out at roof

level or the gap between houses and would not increase any existing overlooking between buildings.

No.17 is located about 17.5m to the east of the rear elevation of the application property with one small window to the side serving a bathroom. There would be no overlooking to this neighbour as a result of the proposed dormer to the rear.

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 materials as specified
4. Dormers to be 1.6m wide

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: Amanda Haslett Date: 09/01/25

Authorised by: Jo Morin Date: 09.01.2025