

Planning Statement

Loft Conversion with raised ridge, front roof lights and rear dormer 12 Rectory Road, Worthing

1. Introduction

This statement supports a householder planning application for a loft conversion at 12 Rectory Road, Worthing, including a modest ridge-height increase, rear dormer, rooflights, and associated internal reconfiguration. The proposal is illustrated on drawings KD.1885 A.101 (Proposed Plans), A.201 (Proposed Elevations) and A.301 (Proposed Sections).

The aim of the scheme is to create functional, compliant first-floor accommodation while maintaining the character of the host dwelling and respecting the wider street scene.

2. Site and Context

12 Rectory Road is a detached bungalow within a varied residential street with commercial units a few yards to the south of the property and St. Lawrence Surgery adjacent to the north. The property is set back from the street and screened by mature hedgerow.



View looking north along Rectory Road

The immediate context includes a mixture of traditional and modernised properties, several of which already display altered roof forms, dormers, and extended roofscapes.

The existing roof form is relatively shallow, limiting the ability to achieve usable headroom without modest external alteration. The submitted existing sections

(A.300) demonstrate that the current ridge height does not allow for a compliant loft conversion under permitted development.

3. Description of the Proposal

The proposal includes:

- A modest ridge-height increase of approx. 350mm (as shown on Proposed Elevations A.201 and Sections A.301) to achieve safe and compliant headroom.
- A rear dormer, tiled to match the main roof, set neatly within the rear roof plane.
- Rooflights to the front elevation, maintaining a low-profile appearance.
- Retention of the existing eaves line.
- Internal reconfiguration to create new bedrooms and a bathroom.

The dormer is not full-width; instead, it is visually softened by:

- A tiled finish matching the main roof,
- A set-in position from both eaves and ridge,
- A balanced relationship with the raised ridge,
- A design that avoids the “boxy” appearance typically resisted by the Council.

It should also be noted that dormer will not be visible from any public realm.

4. Relevant Local Design Guidance

Worthing Borough Council’s design guidance and typical officer commentary emphasise:

- Avoiding bulky, full-width rear dormers.
- Maintaining the character of the roofscape.
- Ensuring ridge increases are justified and proportionate.
- Using materials that integrate with the host dwelling.
- Minimising visual impact from the public realm.

The Council’s stance is not an outright ban on ridge increases or dormers, but a requirement that they are contextually justified, well-proportioned, and architecturally sympathetic.

5. Design Response to Local Guidance

5.1 Ridge Height Increase

The ridge increase is modest and proportionate, as shown on the Proposed Elevations (A.201). It is required to achieve safe, usable headroom and is not excessive. The raised ridge remains fully in keeping with the scale and form of neighbouring properties, several of which already display varied ridge heights.

5.2 Dormer Design

Worthing often resists full-width box dormers. This proposal has balanced that within the design.

The dormer:

- Is tiled to match the main roof,
- Is visually subordinate to the extended roof plane,
- Is set in from the sides,
- Is integrated into the raised ridge, creating a softer, more traditional profile,
- Is not visible from the primary street frontage.

This approach is materially different from the type of dormer the Council typically pushes back on.

5.3 Street scene Impact

The ridge increase and rooflights are visible from the street but remain modest and sympathetic. The dormer is located to the rear and has no impact on the public realm.

5.4 Neighbouring Amenity

The proposal does not introduce:

- Overlooking beyond existing first-floor windows,
- Overshadowing,
- Overbearing massing.

The dormer faces the rear garden and maintains typical suburban relationships.

6. Planning Assessment

6.1 Character and Appearance

The proposal respects the scale, form, and materiality of the host dwelling. The raised ridge is proportionate, and the dormer is designed with a softened, roof-integrated approach that avoids the bulky appearance the Council typically resists.

The scheme therefore complies with:

- Worthing Local Plan design policies,
- National Design Guide principles,
- Worthing's householder design guidance.

6.2 Residential Amenity

There is no harmful impact on neighbouring properties. The proposal maintains privacy, daylight, and outlook.

6.3 Technical Justification

The existing sections (A.300) clearly demonstrate that the current ridge height cannot accommodate a safe, compliant loft conversion. The modest ridge increase is therefore functionally necessary and minimally intrusive.

7. Conclusion

The proposal represents a well-considered, high-quality loft conversion that:

- Delivers much-needed family accommodation,
- Uses a soft, sympathetic dormer design rather than a full-width box form,
- Introduces a modest and proportionate ridge increase,
- Preserves the character of the street scene,
- Avoids any adverse impact on neighbouring amenity,
- Aligns with Worthing's design guidance and national policy.

For these reasons, the application should be supported.