Development Control – Delegated Officer Report

Application Number: AWDM/0037/24 Recommendation: Approve

Site: 10 Centrecourt Close, Worthing

Proposal: **Loft conversion to first floor flat to include 2no. dormers and roof lights (stack removed)**

Site visit: 12.03.2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a first floor flat within a terrace located at the head of the cul-de-sac at the southern end of Centrecourt Close. This is one of three blocks of terraces fronting the street that comprise of purpose built flats and with other similar blocks of terraces to the north fronting Centrecourt Road. The flat has access to a rear garden area via an external staircase at the rear.

Permission is sought for the construction of two dormer extensions and a rooflight window to the rear roof slope, removal of the rear chimney stack, and two rooflight windows to be installed to the front roofslope. The additional accommodation would form a second bedroom and shower room for the existing first floor flat. Each dormer window would measure approximately 2 metres in width, 2.3 metres in depth and 1.6 metres in height with a flat roof. Tile hanging is proposed to the dormer face and cheeks and with the roof finished in GRP.

Relevant Planning History:
None relevant

Consultations:
None received

Representations:
None received

Relevant Planning Policies
Worthing Local Plan 2020-2036: SP1, DM5
National Planning Policy Framework (HCLG 2023)
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

To the front elevation, there are no other rooflights visible in the terrace or to the frontage of neighbouring terraces within the cul-de-sac, although some have been installed at the rear. Whilst the proposed rooflight windows would result in some loss of uniformity to the terrace block, they would not be a particularly dominant feature and the position of the rooflight windows would appear reasonably sympathetic set above the bay window and first floor projection and it is noted that this is not a conservation area.

The proposed dormer window extensions would be to the rear of the terrace where they would not be readily visible in the streetscene. Although the proposals would introduce the first extension of this type to the terrace and there are no other examples of dormers apparent in the close vicinity, despite their size they would appear reasonably well balanced in relation to the scale and design of the recipient building including the adjacent flat roof rear projection, and would be set well back up the roofslope. Given their position at the rear of the building where it is well enclosed the proposals would not cause any significant visual harm in this instance subject to the use of matching facing materials which can be secured by condition. Similarly the proposed rear rooflight would not cause any significant impact to visual amenity and would replace another larger rooflight in a similar position on the rear rooflope currently.

In terms of the removal of the rear chimney stack, it is noted that this cannot be seen from the street frontage at present and the main chimney to the ridge would remain. One other rear chimney stack has already been removed in the terrace. On balance this is considered acceptable.

Subject to the use of matching materials design and impact on visual amenity is considered acceptable.

Residential Amenity

The works would enlarge the existing flat to form a 2-bedroom dwelling but would not give rise to any significant impact in terms of its use and would provide an adequate standard of accommodation for the occupiers of No. 10 and with direct access to the rear garden retained via the external staircase.

Given the scope and scale of the proposed development and relationship with neighbouring buildings, there would be no significant harm arising from the bulk of the proposed additions. At the rear, the proposed dormers would be visible from dwellings in Westcourt Place and from the rear gardens to the adjacent and ground floor flat, but would be well separated from those dwellings at the rear and given the existing relationship and number of existing first floor windows, the proposed dormers and rooflight window would not cause any significant loss of privacy. At the frontage, the relationship between the proposed rooflight windows and dwellings to the north would

be similar to that of existing first floor windows and would not pose any significant threat to residential amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: Rebekah Hincke Date: 13.03.2024

Authorised by: Louise Prew Date: 14/03/2024