Expiry Date - 10/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0841/23 **Recommendation – APPROVE**

Site: **15 Moorfoot Road Worthing West Sussex BN13 2EY**

Proposal: **Raising the roof ridge to create a first floor with rear dormer**

Date of site visit: 19/07/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot at the junction of Moorfoot Road and Blackdown Road within a residential area of Worthing. The property comprises of a detached bungalow with an L-shaped pitched roof with gables to the front and sides. A single storey flat/crown roof extension to the front and rear flat roof extension, were added to the property in 2016. The external elevations are finished in brick and tiles. There is a driveway to the front with parking for one car. The garden to the property is to the front, east side and rear and there are several sheds and garden buildings within the curtilage. There is an electricity substation to the rear, south of the site.

The site is not within a conservation area is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought to raise the ridge of the building to create a first floor and the addition of a rear dormer.

The existing pitched and flat roof elements of the building would be removed and replaced with a new pitched roof, centred further forwards (north) on the building and raising the ridge from 4.35m to 7.4m (measured on the front north elevation). The eaves height of the building would remain the same.

The proposed rear dormer would measure approximately 3.8m wide x 2.7m high x 2.65m deep, set down 2m from the ridge, in from the east side by 2m and from the west side by 4.7m. The dormer would have a flat roof and window to the rear serving the stairs.

Internally the accommodation would provide a master bedroom and ensuite at first floor with windows to the east and west gables, three roof lights to the front and two to the rear.

The roof extensions would be finished in tiles to of similar appearance to those used on the existing building.

There would be no changes to the existing rear single storey extension.

The application has been significantly amended from its original submission which included a shallower pitch to the raised ridge but relied on large dormers to the front and rear to provide the accommodation.

Relevant Planning History:

AWDM/0917/15 - Single storey front (north) and rear (south) extensions with external steps on east, west and south elevations - Approved

Consultations:

None required

Representations:

Two objections received in response to the original plans:

- The proposed plans do not show any measurements but the height of the roof seems to be increased by a third (1850mm) to 6650mm, with dormers front and back, this doesn't perceive to be in the keeping of this bungalow area. The road will be overlooked with views distorted.

- I refer to the above application for raising roof ridge with front and rear dormers on the above property. Possibly being able to look into my garden which I'm not too happy about. Query regarding consultation on other development in the area.

No further comments received after re-consultation on the amended plans.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): 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

The street scene is characterised by detached and semi-detached bungalows with pitched roofs, some with a squat roof and lower ridge (similar to the application property) and some with a higher ridge. Ridge heights differ partly due to the different styles of roof and partly due to the sloping ground levels which fall away from east to west and north to south. There are chalet bungalows at the end of the road to the west (Quantock Road) which have steeply pitched roofs and front and rear dormers.

The property directly to the west of the application site at No.17, sits on lower ground but is much taller at ridge height than No.15. The pattern of development in this particular street scene is one that steps down in ridge height as the ground levels fall from east to west. The lower ridge height to the application property as currently exists is an anomaly in this respect. Street scene elevations have been provided with the application and this demonstrates that following the proposed new roof and raised ridge, the property at No.15 will now be higher than No.17 which follows the rhythm of development in the street scene. The new roof will be similar in span to the adjacent building (west) but would have a steeper pitch to avoid the need for large dormers front and rear. Several properties in the immediate area have different roof pitches and the proposed roof pitch would not be considered out of character or intrusive in the area.

The property to the south of the application site at No.23 Blackdown Road is a smaller property of similar height to the existing building at No.15 but sits on lower ground. The street scene of Blackdown Road is more varied in character with the bungalows to the east side of the road being elevated above road level and on both sides being of different style, form, roof pitch and height. Although the proposed roof extension would be much taller than the roof of No.23 to the south and has a wider span, this would not appear out of keeping when viewed in context with the more varied character of Blackdown Road. Maintaining the current low eaves level reduces the bulk of the roof and helps the building to integrate well within its setting.

The dormer to the rear is much smaller in scale than those dormers visible in the surrounding area and is only required to accommodate the stairs. The dormer would not dominate the roofscape or detract from the character of the area. The proposal would be finished in materials of similar appearance, reflecting the character of the existing building.

The amendments to the application are considered to have significantly improved the appearance of the proposal and there would be no significant adverse impact on 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.17 and to the rear at No.23 Blackdown Road.

No.17 to the west side is separated by a wall and high fence to the boundary with driveways on both sides and a gap of about 6m between the side elevations. The proposal would not extend outside of the existing footprint of the property but would be 3.05m higher at ridge level and the ridge moved further forward (north). As the properties are of similar alignment the proposed ridge would be in a similar position to that of No.17 and although this would be higher it would not result in overshadowing to the neighbours property in this position. There is a window to the side gable of No.17 which serves the stairs to the upper floor. The proposed gable window to the west side of the roof extension would not result in any significant overlooking to the neighbours window which serves a non-habitable room. The windows to the side at ground floor level at No.17 are not primary windows serving habitable rooms and would not be significantly affected by the proposal. The proposal is not considered to have an overbearing or oppressive impact on the neighbour or to diminish light to principal rooms.

No.23 is to the south of the site, separated by the electricity substation compound and situated on lower ground. There is a high brick wall to the rear boundary of the application site and a high fence to the north side boundary of No.23 and a gap of between 8 and 10.5m between properties. Although the ridge height would be 3.05m higher than the current ridge, it would also be about 2.5m further north. The eaves height would be maintained as existing and with the roof sloping away from the neighbour this is not considered to have an overbearing or oppressive impact. The proposed dormer is small in scale with a window serving the stairs. The roof lights to the south elevation due to their angled profile would not result in any significant overlooking to the garden area of the neighbours bungalow. The only window to the north side elevation of No.23 is an obscure glazed window serving a shower room at ground floor, there are no windows within the roof. The proposal would not result in any adverse impact on the outlook or light levels to principal rooms and there would be no overlooking or loss of privacy to the neighbouring property.

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
4. No additional openings to west side elevation of extension

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? Y

Case Officer:	Amanda Haslett	Date:	26/10/23
Authorised by:	Jo Morin	Date:	26.10.2023