Expiry Date - 10/12/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1282/24 Recommendation – APPROVE

Site: 80 Alinora Crescent Worthing West Sussex BN12 4HH

Proposal: Provision of rooflights to rear roofslope (in conjunction with loft conversion)

Date of site visit: 08.11.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a first-floor, mid 20C, purpose-built flat within a 2-storey block located on the north-west corner of the junction of Alinora Crescent with Alinora Avenue. The block is one of 4no similar flat buildings on each corner of the roundabout junction laid out as a 'set piece' of urban design. The flat buildings, whilst not identical in their detailed design, have strong similarities with the same distinctive, angled building footprint, and consisting of brick elevations under a plain-tiled pitched roof with tile-hung gables at either end. Planted gardens at the front are enclosed by low brick walls, with open, hard-surfaced communal yard areas and garaging to the rear.

The main entrance to the application property is from the front, with open, brick-built stairs to the rear leading into the communal yard.

The surrounding area is predominately low-key, suburban residential in character made up of a mix of small-scale flat buildings, semi-detached and detached houses and bungalows.

Proposal

Permission is sought to form rooms in the roof involving the insertion of 3no roof lights (each 0.8m x 0.8m) on the rear roof slope. The flat in question has an angled footprint which is also reflected in the angled shaped of the pitched roof with 2no roof lights proposed in the west-facing roof slope and 1no in north-west facing slope. The rooflights would serve a new bedroom and bathroom.

Relevant Planning History: None

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 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 proposed roof lights are reasonably modest in size and number. Although they would be visible in views through the gaps between the buildings they would not dominate the appearance of the roof.

It was noted on a site visit that there are no other visible examples of roof lights either in this building, or the others within this set piece. However, roof lights are a typical feature of the wider residential area and it is considered they would not appear out of keeping or discordant within this context.

Residential Amenity

The section drawing submitted with the application indicates that the bottom edge of the proposed roof lights will be positioned 1.165m above the floor of the rooms in which they will be located, set in some 2m from the outer walls below.

The most affected properties are the neighbouring ground and first-floor flats at 84/86 Alinora Crescent. The flank wall of 84/86 lies directly opposite the west-facing roof slope of No.80. There is a separation distance of approximately 7m between the buildings consisting of driveways on either side of the boundary wall/fence leading to the respective rear garaging areas.

There are a number of windows at both ground and first floor in the flank of 84/86, as there are in the west side of 80/82. The existence of wastepipes, flues and obscured glazing indicates windows in the flank of 84/86 serve non-habitable bathrooms, WCs, kitchen and stairwells/landings. The 2no roof lights in the west-facing slope would give rise to some additional overlooking of these windows, most notably at first-floor, but it is considered the impact in terms of loss of privacy would not be so severe to warrant refusal.

The roof light proposed in the northwest facing part of the roof slope would overlook the communal yard/garaging of the host flat building (Nos 72-82) and

84-86, and the rear gardens of bungalows in Keymer Crescent beyond. However, with a separation distance of at least 20m to the above-mentioned rear gardens, there would be no adverse overlooking impacts.

It is considered there would be no reasonable justification in this instance to insist on any requirement for the proposed roof light windows to be obscure-glazed or fixed shut.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

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: Jo Morin Date: 27.11.2024

Authorised by: Peter Barnett Date: 27 November 2024