Expiry Date - 17/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0875/23 Recommendation – APPROVE

Site: 94 Windermere Crescent Worthing West Sussex BN12 6LB

Proposal: Proposed pitch roof rear extension (Resubmission of AWDM/1908/22)

Date of site visit: 17.01.23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a detached bungalow on the west side of Windermere Crescent in a residential area. This part of Windermere Crescent is characterised by simple style bungalows of similar designs some with a long end to the road and others with a gable frontage.

The application site has the long end to the road with a small projection to the northern side with a gable end. The property has a simple roof form and a driveway and parking to a garage which is set back to the north. The property has a shallow mono pitched roof projection to the rear to the depth of the garage.

To the north is a pair of semi detached bungalows with the long end to the street and simple roof form. The property has windows and a door to the southern elevation

To the south is a detached bungalow with a gable end frontage and bay window. There is small windows in the north elevation.

Proposal

The application is an amendment to application AWDM/1908/22 which was refused on the following basis.

The proposed roof extension and dormer by reason of the size, design, bulk, form and materials would constitute a visually discordant addition, out of keeping with the design and appearance of the existing dwelling and surrounding development and detrimental to the street scene. The proposal is therefore contrary to saved policy H16 of the Worthing Local Plan, policy 16 of the Worthing Core Strategy, policy DM5 of the Submission Draft Worthing Local Plan (as modified), Supplementary Planning Guidance "Extending or

Altering Your Home" and the relevant policies of the National Planning Policy Framework

The current application does not include the roof extension

The application also involves a single storey extension at the rear extending to the existing rear projection, by approx. 1.2m to the south and overlaying a pitched roof over the existing and proposed rear projection.

Relevant Planning History:

None relevant

Consultations: None

Representations: None

Relevant Planning Policies

National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local plan 2023

DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM16 - SUSTAINABLE DESIGN

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 National Planning Policy Framework advises in Paragraph 126 that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 130 indicates that development should: (b) be visually attractive and (c) sympathetic to local character and history, and in Paragraph 134 states: "Development that is not well designed should be refused especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes".

Policy DM5 of the SDWLP requires all new development to (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area; enhance the local environment by way of its appearance and character with particular attention being paid to the architectural form, height, materials, density, scale,

orientation, landscaping, impact on street scene and the layout of the development; and make a positive contribution to the sense of place, local character and distinctiveness of an area

The Council's Supplementary Planning Guidance 'Extending or Altering your Home' indicates the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature, its design should be consistent with your existing property's style and shape and that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling.

The existing bungalow is a modest detached bungalow which is in keeping with the scale and form of other bungalows to either side and in the general vicinity of the rest of the street.

The rear extension would not be visible from the street scene and would be in character with the scale of the dwelling.

Residential Amenity

The most affected properties are 92 and 96 Windermere Crescent.

In terms of No 92 to the north this property is a simple styled bungalow with a door and secondary windows in the southern elevation. The proposed extension to the rear would due to the existing garage and extension not be visible or impact on this property.

With regards to No 96 this property is situated to the south it projects further forward of No 94. The rear extension would to the northern element of the property, away from the boundary and would not cause detrimental overlooking of No 96.

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.

Expiry Date - 17/08/2023

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jackie Fox Date: 16.08.23

Authorised by: Gary Peck Date: 16 August 2023