Development Control – Delegated Officer Report

Application Number: AWDM/0265/25 Recommendation: Approve

Site: 14 Cissbury Drive, Worthing

Proposal: **Hip to gable (barn-hip) roof extensions; removal of front dormer; new front rooflights; extension to rear dormer; front porch extension**

Site visit: 29.04.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a detached bungalow located on the east side of Cissbury Drive. It has a hipped roof and there are dormer extensions to its front and rear roofslopes. There is modest single storey addition to its rear and there is also a garage to the north of the bungalow, set back beyond its rear wall.

This is a predominantly residential area comprising of detached bungalows and two storey dwellings with some variety in their design.

Proposal

Permission is sought for the construction of hip to gable roof extensions which have been amended during the course of the application to form a barn-hip to the north and south sides. The existing front dormer would be removed and rooflight windows inserted into the front roofslope. The rear dormer extension would be extended to form a larger dormer to measure approximately 11 metres in width across the rear roofslope. A new front porch extension is proposed with a pitched roof up to 4.2 metres in height approximately and glazing within the gable. Matching materials are proposed.

Relevant Planning History:
None relevant

Consultations:
None

Representations:
None received

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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

There is some variety in the design of neighbouring dwellings, with detached two storey or single storey dwellings but with roofs generally hipped or pitching away from their side boundaries which contributes to a spacious character, although it is noted that there in one example of a side gable in the streetscene. In the immediate vicinity, No. 10 and No.16 are similar bungalows to the application site but have been extended into the roof to form a two storey feature at their frontage. No. 12 is a two storey dwelling with the hipped roof form retained. Further north, No.20 has extended with a barn hip design to the roof. Given the overall surrounding character, the applicant has agreed to amend the proposals to form a barn hip to each side instead of a full gable and it is considered that this would be more sympathetic and would not cause any significant harm to the character of the area.

The removal of the front dormer would allow the pitched roof of the porch extension to sit reasonably comfortably where it would be sited between two existing front projections. Whilst this feature would be fairly dominant, projecting forward of the bays either side, its roof would be set lower than that of the front projections and its glazed frontage would help to give a more lightweight appearance. Given the variety of dwelling types and designs in the vicinity, it is considered that there would be no significant harm to visual amenity subject to the use of matching materials.

Rooflight windows can be seen elsewhere in the street and similar rooflights could be installed as permitted development. Those proposed would not cause any significant harm to visual amenity.

At the rear, the existing rear dormer is wide for the roof form, with its corner extending beyond the width of the hipped roof to each side giving an awkward appearance. Whilst the proposed dormer extension would be larger, it would be set in from the edges of the extended roof and its full extent would not be visible in the streetscene or dominate.

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

Residential Amenity

Given the scale of the proposals and separation to neighbouring dwellings on the opposite side of Cissbury Drive to the west, there would be no significant impact to the amenities of those occupiers opposite the site. Neighbouring dwellings to the rear would also be sufficiently remote from the proposed extensions with a separation distance of more than 50 metres to avoid any significant impact.

The main impact arising from the proposals would be to the occupiers of the neighbouring dwellings at No.12 to the south and No.16 to the north.

On the north side, No.16 is a bungalow. The existing driveway at the application site and the neighbour's own driveway separates the two dwellings, and No.16 also has a garage positioned adjacent to the boundary with No.14. There is a side window towards its frontage within the main side wall at No.16 but this appears to be a secondary window and with main outlook to the front and rear. Given the scope of work, the design proposed and separation of approximately 7 metres between the two dwellings it is considered that there would no significant threat to the amenities of occupiers of No.16 arising from the bulk of the extensions or in terms of privacy.

To the south side, No. 12 is a two storey dwelling and with a separation distance of approximately 4.6 metres and this is angled away slightly towards the rear. There is a garage to its north side and doors within this side wall, one of which has a small window but main outlook to the dwelling appears to be to the front and rear. Given the relationship with No.12 and the scale and positioning of extensions, and with no side windows proposed, it is considered that there would be no significant loss of amenity as a result of the proposed development.

Flooding

The site is identified as being at risk of surface water flooding in the SFRA 2024. The applicant has indicated that floor levels would be no lower than existing floor levels and flood proofing/ resistance and resilience measures have been incorporated.

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 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? N

Case Officer: Rebekah Hincke Date: 02.07.2025

Authorised by: Louise Prew Date: 04/07/2025