Expiry: 10/10

Development Control – Delegated Officer Report

Application Number: AWDM/1151/23 Recommendation: Approve

Site: 5 Allendale Avenue, Worthing

Proposal: **Hip to gable roof extensions to east and west elevations with enlargement of existing front south facing dormer and new flat roof dormer to the north elevation.**

Date of site visit: 15/9

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to a detached bungalow on the north side of Allendale Avenue off of Findon Road in an established residential suburb. The property is hip roofed with front and rear dormer windows. It has a projecting front addition with curved bay under a hipped roof. Built in red brick with a clay tiled roof the property is set back from the road behind a mature front garden. It also has a deep rear garden.

Allendale Road climbs up from Findon Road. Nos. 3 and 7 are also hipped roof bungalows with 3 on lower ground and 7 on higher ground. The road itself is a mix of detached bungalows, chalets and two storey houses.

It is not in a conservation area, is not listed and there are no protected trees on the site.

Proposal

Permission is sought to lift both hips and to widen both the front and rear dormers. The revised plans show the rear dormer reduced in size and now set well within the roofspace. The front dormer has also been reduced in width and no longer straddles the front projection roof. It is set off the north side gable by 650mm with considerable space to the eaves and ridgeline.

Relevant Planning History:

None.

Consultations:

None.

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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

As this bungalow is detached with considerable space around it and Allendale Avenue has a mixed vernacular the raised gables proposed will not be out of keeping in the streetscene. The reduced width enlarged front dormer is now acceptable in streetscape terms.

Residential Amenity

The raised gables adjoin either the applicant's own driveway or No. 7's driveway. Between the raised gable and No. 7's south facing windows there is a gap of approximately 6.5 metres with No.7 on higher ground.

The application house is set off the shared boundary with the bungalow at No. 3 by 3.3 metres. No. 3 has an integral garage closest.

Sufficient distance off shared boundaries remains to prevent harm from the raised gables.

The rear dormer has been reduced in width so that it sits comfortably within the roofspace. No greater overlooking will occur.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of gables

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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:	MOK	Date:	3/10/23
Authorised by:	Jo Morin	Date:	04.10.2023