Development Control – Delegated Officer Report

Application Number: AWDM/0710/25 Recommendation: Approve

Site: 48 Lavington Road, Worthing

Proposal: **Single storey rear extension; loft conversion including hip to gable, rear dormer and front rooflights**

Site visit: 29.07.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a semi-detached house located on the north side of Lavington Road. There is a small lean-to attached to the rear of the house and there is a separate garage to its west side, set back from the rear of the house. The house is finished in part brick/part render and with a plain tile roof and tile hanging to its front bay. This is a predominantly residential area comprising mainly of other semi-detached and detached dwellings with some variety in their design.

Proposal

Permission is sought for roof alterations and extension including the construction of a hip to gable roof extension, a rear dormer extension, and rooflights to the front roofslope. The rear dormer extension would measure 5.6 metres in width and 2.6 metres in height, set approximately 0.9 metres below the existing ridge line. Matching roof tiles and tile hanging is proposed.

A single storey rear extension is proposed across the width of the house following removal of the existing garage. The extension would measure approximately 3 metres in depth from the main rear wall and an additional 0.6 metres in depth where it would wrap around to the side and extend beyond the west side wall by approximately 1.5 metres in width. It would have a flat roof up to 2.9 metres in height and with a protruding roof lantern. A painted render finish and single ply membrane roof is proposed.

Relevant Planning History:
None relevant

Consultations:
None

Representations:
None received

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM20
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, and some other examples of roof extensions in the vicinity of the site with gables, dormers and rooflights. Although the proposed gable would unbalance the symmetry of this pair of semi-detached dwellings, having regard to other nearby examples and that this element could be constructed as Permitted Development, it is considered that a refusal on visual amenity grounds would not be justified. Other similar rooflight windows can be seen elsewhere in the vicinity of the site. The proposed dormer would be a large and relatively bulky addition, but its full extent would not be readily visible in the streetscene and it is acknowledged that a similar extension could be constructed under permitted development allowances. There are also other similarly large dormer extensions in the vicinity of the site. The use of matching materials would help blend with the recipient building. On balance it is considered that there would be no significant harm to visual amenity.

The single storey extension would be located at the rear, where its projection to the side would be visible in the streetscene. Although a standard flat roof is proposed, given the limited extent of the extension that would be visible and its positioning set well back from the frontage where it would not dominate, it is considered that there would be no significant harm to visual amenity in this instance.

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

Residential Amenity

The main impact arising from the proposals would be to the occupiers of the neighbouring dwellings at No.50 to the west and No.46 to the east. Other neighbouring dwellings to the front and rear would be sufficiently remote from the proposed development to avoid any significant impact including from the proposed second floor windows.

To the east, No.46 is the adjoining semi-detached dwelling. It has been extended to the rear with a lean-to addition positioned closely to the boundary wall with No.48 and with remnants of a previous structure attached to the neighbour's extension and on the top of the boundary wall. The proposed single storey extension would be built up

to the boundary wall with No.46 and would be approximately 3 metres in depth. The roof has been designed to direct rain water to discharge towards the rear downpipe. Although the extension would be higher than the neighbouring lean-to addition, this relationship would appear reasonable and would not pose any significant threat to residential amenity.

To the west No.50 is a semi-detached dwelling separated from the application dwelling by the side driveways to each property. The proposed extension would extend beyond the side wall of No.48 reducing separation, but given its scale and positioning there would be no significant threat to the amenities of the occupiers of No.50 as a result. A condition preventing side windows within the rear extension is recommended in the interests of protecting privacy.

Given the scale and positioning of the roof alterations and extensions it is considered that there would be no significant detrimental impact to the amenities of neighbouring occupiers. A window is proposed within the side gable wall facing towards No. 50 but this is indicated to be obscure glazed which can be secured by condition in the interests of protecting privacy.

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
4. Obscure glazing etc
5. No further side windows (east and west)

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: Rebekah Hincke Date: 04.08.2025

Authorised by: Louise Prew Date: 04/08/2025