Expiry: 14/11

Development Control – Delegated Officer Report

Application Number: AWDM/1310/23 Recommendation: Grant

Site: 24 Warwick Road, Worthing

Proposal: **Alterations to rear roof extensions to retain two individual flat roofed dormers by removing external central link and continuous flat roof over (Retrospective)**

Date of site visit: 10/10

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

The application relates to a two-storey Victorian mid-terraced house with two-storey outrigger on the west side of Warwick Road. The property lies within the Steyne Gardens Conservation Area and is identified as a positive contributor to the character and appearance of the Conservation Area, along with the majority of properties within this terrace and the surrounding block. It is not a listed building and there are no protected trees on the site.

This is a predominantly residential area on the edge of the town centre and just up from the seafront.

Proposal

Permission is sought to retain two individual flat roofed dormers added to the rear roofslope. They are wider than those approved in 2021, see history below. Initially built with a linked central recess and roof spanning the entirety they have very recently been altered to reflect the current proposal for retention.

Relevant Planning History:

AWDM/0630/21 - Proposed rooms in roof consisting of front rooflights and rear dormer/s and single storey infill rear extension. Granted 23.6.21

Consultations:

The Worthing Society: No reply.

Representations: 16 neighbours consulted. No responses received.

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (HCLG 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, with particular regard to the effect on the character and appearance of the Steyne Gardens Conservation Area.

Heritage/Visual Amenity

The two dormers are wider than as approved in 2021 which is disappointing. However, it is considered that now that the link and continuous roof have been removed the dormers do, on balance, preserve the appearance of the conservation area such that refusal would not be justified.

Residential Amenity

These two slightly wider dormers cause no greater impact than the two approved in 2021.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

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: MOK Date: 24/10/23

Authorised by: Jo Morin Date: 24.10.2023