Expiry Date - 19/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0906/24 Recommendation – APPROVE

Site: 26 Marine Drive Worthing West Sussex BN12 4QN

Proposal: Proposed remodelling and enlargement of existing dwelling involving 2-storey front extensions with 2no first-floor terraces; first-floor side/rear extension; rooms in replacement roof with raised ridge, front and rear dormers and rooflights; associated elevation alterations including re-fenestration, insertion of roof lantern above existing flat roof and removal of rear chimney breast/stack.

Date of site visit: 21.08.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to an attractive, detached, 1930s-style house occupying a good sized plot on the north side of Marine Drive fronting the greensward. The dwelling, which is currently vacant, has white-painted brickwork elevations and a hipped, pantile roof with 'sprocketed' eaves. It is set well-back from the road behind a deep front garden enclosed at by a low boundary wall. The rear garden is relatively shallow in comparison. The gardens have recently been cleared of all vegetation. There is a first-floor sun terrace at the front of the house with sun-room below plus an attached, flat-roofed garage on the east side with a driveway in front accessed from Marine Drive.

The site is not listed or locally listed or within a conservation area. There are no TPO trees on the site.

The far south-east corner of the plot (but not the dwelling) is within Flood Zone 3.

Proposal

Permission is sought for extensions and alterations to update and remodel the existing dwelling in a more contemporary style with accommodation on 3 floors. The proposed works consist of:-

- Two-storey front extension (3.2m deep x 5.7m wide) to the west side replacing the existing sunroom and first-floor terrace with first-floor south-facing recessed balcony.

- Two-storey extension (5m deep x 5.7m wide) in front of the existing attached garage on the east side, with first-floor extension (5.2m deep) above the existing garage incorporating first-floor recessed balcony .
- First-floor extension (1.9m deep x 6m wide) to central rear component.
- Roof accommodation within a replacement roof comprising twin front-projecting gables either side of the main flat-topped roof (8.5m high) with pitched slopes to the front, sides and rear. The front projecting gables would have north-south ridges 5.3m long (West side) and 7.6m long (East side) respectively. Front and rear dormers are proposed within the central roof component measuring 5.1m and 4.9m respectively. The proposed front dormer would have glazed doors opening onto a balcony/terrace (1m deep).
- The remodelled dwelling would be re-fenestrated throughout adopting a contemporary approach with the introduction of large glazed openings overlooking the greensward.
- No details of proposed materials have been provided. The drawings allude to primarily rendered elevations with decorative stone or brick cladding to the front-projecting components and a slate tiled roof.

Relevant Planning History: None.

Consultations:

WSP: The Council's Drainage Consultant recommends a condition to secure a Flood Evacuation Plan prior to first occupation.

Representations:

2 objections have been received from the occupiers of 4, 6 Arlington Avenue raising the following concerns (which have been summarised):

- More windows and larger openings overlooking the properties to the rear resulting in a loss of privacy;
- Height and bulk of proposed roof too large for plot, out of keeping and negatively impacting neighbours to rear;
- Trees and hedges have already been cleared by the developer.
- Query the relationship redacted on the submitted forms under 'Authority Employee/Member'.
- Proposals are driven by profits and should be more sensitive to the local area.
- Loss of view;
- Increased noise.

2 representations have been received in support of the proposals from the occupiers of 17 Amberley Drive and 24 Marine Drive.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 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 including, as in this case, comprehensive remodelling of the existing dwelling. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The character of the wider area is primarily of detached 2-storey interwar houses occupying good-sized plots. The dwellings fronting Marine Drive are typically set well back from the road with large front gardens and relatively shallow rear gardens. They are typically traditional in character featuring hipped roofs with chimneys, most typically with white rendered elevations, but also some examples of brickwork and tile-hanging. The immediately neighbouring properties to the west (No.28 and 30) are somewhat anomalous to this character. To the west, 28/28A consists of flats albeit having the appearance of a detached single dwelling. It has a side gabled roof including a distinctive mono-pitch component to the east side. No.30, on the corner Marine Drive and Arlington Avenue, consists of a very distinctive, tiered, contemporary style flat-roofed dwelling over 3 floors. Originally, 2-storey with a pantile hipped and pitched roof, the dwelling was comprehensively remodelled following an appeal allowed in 2014 (AWDM/0278/14); the Inspector noting that: “*Whilst it is proper to seek to promote or reinforce local distinctiveness, in this case the diversity of house designs and the fact that distinctiveness is often gleaned from interesting individual villas along or near seafronts leads me to conclude that this particularly innovative scheme should not be stifled. The existing villa is already a noticeable building with its green pantiled roof, and the redevelopment would carry that prominence forward in an evolved architectural form*.”

The existing dwelling (No.26), although rather ‘tired-looking’ is undoubtedly characterful with attractive detailing which will be lost as a result of the proposals. However, is not located within a conservation area or locally listed as may otherwise afford it some protection. The proposed remodelling would be carried out in a more contemporary architectural style. It would look very different to the existing dwelling, but it can reasonably be argued, would further ‘broaden the diversity of house designs’ in this prominent seafront location.

Other than the twin front projecting gables, pitched roof slopes would be retained around the central flat-roofed core, with the existing eaves height retained. Although the overall building mass would be larger, not least as a result of raising the roof height by 1.1m to facilitate the creation of rooms in the roof, the building footprint would extend no further westward than at present. On the east side, the combination of the proposed 2-storey roof extension and building over the existing attached garage would add significant

building volume closer to the common boundary. The submitted street scene drawing indicates the enlarged roof would be taller than the respective roofs of Nos 24 and 28, and the width of the 'flat top' notably wider at just under 12m than the respective ridges either side. The overall roof height would be lower (by approximately 0.5m) that the second-floor tier of No.30. It is considered the form of the proposed roof with pitched slopes to the east and west sides, along with eaves retained at the existing height, and the existence of a wider than average gap in the street scene (minimum 8.5 metres between the west side elevation of No.24 and the common site boundary) will avoid the creation of an unduly dominant or cramped appearance.

An amendment has been made to the proposed front dormer to secure a more 'elegant' treatment to its external finishes and detailed design.

The stepped rear elevation incorporates a narrow, vertical gabled wall component to the west elevation. Whilst this is a rather unattractive minor detail, it will not be visible in public views from the street.

Without doubt the remodelled dwelling will have a more assertive presence in the street than the existing relatively modest building. However, its larger scale and contemporary architectural style whilst visually distinctive would not appear over dominant or out of keeping in the context of existing development in this prominent location close to the seafront.

Residential Amenity

The most affected properties are those either side and to the rear (North) in Arlington Avenue.

<u>28 Marine Drive</u>
Currently in use as 2no flats on the ground and first-floor, a drive to the east side of the dwelling leads to a double garage building in the northeast corner of the plot. The dwelling sits slightly forward of the existing house at No.26 and at an angle to it, reflecting the gentle curve of the road. The east flank wall of No.28 is stepped with no windows in the forward-most part. The proposed 2-storey gabled front extension would be sited adjacent to the latter at a separation distance of 6+ metres. There would be no adverse impact on the amenities of No.28. The reduction in the number and size of window openings in the ground and first-floor west side elevation of the remodelled dwelling would provide some improvement with reduced opportunities for overlooking No.28.

<u>24 Marine Drive</u>
This attractive detached 2-storey house it located toward the eastern side of it's wider than average plot. It has a larger building footprint than the existing house at No.26 and extends deeper into its plot at 2-storeys. Architecturally it is not dissimilar in appearance to the application property with white rendered elevations and a pantiled hipped roof with chimney. It has an attractive arcaded frontage with first-floor terrace/balcony above. There are 2no detached single garage buildings on either side of the main dwelling, one in

the northeast corner and the other on the west side close to the common boundary with the application property. There is a minimum separation distance of 8.5m between the rear northwest corner of No.24 and the common site boundary with No.26 which widens to 10m at the front corner of the dwelling. There are number of window and door openings at ground and first-floor in the west side elevation, including French doors at ground-floor that open onto a walled side garden (in-between the garage and the main dwelling).

The proposed enlargement to the east side of No.26 will extend some 10.3m deep above and forward (south) of the existing flat roof garage alongside the common boundary. The overall height, depth, and massing of the extension with new, taller roof (8.5m high) will have an notably more enclosing effect on outlook from the west side of No.24 than the existing building although this will be mitigated by the sloping roof form and predominantly light-coloured elevation treatment. The proximity and 'bulk' of the proposed extensions will also have a greater overshadowing impact (in the afternoon) than at present affecting the side garden and windows in the west side elevation. However, overall effect on receipt of light to these windows will not be so serious as to warrant refusal on this ground.

The existing garage building at No.26 is set in approximately 0.4m from the common boundary and the eaves and soffit of the proposed 2-storey extension will not encroach the boundary line.

4 Arlington Avenue

Arlington Avenue leads off Marine Drive, running perpendicular to it. No.4 is located on the east side of the road and occupies a deeper than average plot with a generous rear garden. Following remodelling and enlargement of the roof c.2020, No.4 consists of a 2-storey detached house with rooms in a flat-topped roof (8.5m high) with pitched slopes to the sides, front and rear plus rear dormer. The rear garden extends alongside the rear boundary of the application property. A summerhouse/studio building in the garden is sited opposite the rear of No.26. The boundary is marked by a relatively low brick wall and deciduous hedge/shrub planting growing in the garden of No.4.

As existing, No.26 has few window openings in the north elevation, all serving non-habitable accommodation. Taking into consideration the relatively shallow rear garden depth, it was considered that as initially submitted the insertion of additional and larger window openings in the North elevation (serving habitable rooms) would introduce an unneighbourly degree of overlooking and perception of overlooking that would be harmful to the amenities of No.4 Arlington Avenue. An amendment has been secured reducing the size of the 2no proposed first-floor window openings in the western component of the North elevation. The window in the proposed second-floor rear dormer would serve the stairwell and landing. It would be appropriate to require all windows above first-floor to be fitted and retained in obscure glass. At ground-floor level, the submitted drawings show French doors and large floor-to-ceiling windows facing/opening onto the modest rear garden. The intent is clearly to

maximise the receipt of daylight to the bedrooms on this relatively dark north-facing aspect. A requirement for obscure-glazing would unreasonably detract from the outlook onto the garden, but it would be reasonable to secure taller boundary treatment up to 2 metres high along the length of the rear garden boundary.

Enhancement of the existing boundary treatment would also safeguard the privacy of the rear garden to No.3 Petworth Avenue, the rearmost portion of which adjoins the application property.

It is not the Council's normal practice to impose conditions restricting construction hours in relation to householder developments, but it is considered such is measure is warranted in this case given the scale and extent of the proposed remodelling works.

Flood Risk

The application is accompanied by a FRA as a small part of the site area at the entrance falls within EA Flood Zone 3. The proposals involve the enlargement and remodelling of an existing dwelling. The footprint of the dwelling (existing and proposed) falls within Flood Zone 1. The FRA confirms that floor levels will be consistent with those existing. The FRA concludes that residents will be afforded a safe refuge during a flood event and will be recommended to subscribe to the EA flood warning system and be encourage to prepare their own Flood Plan.

The Council's Drainage Consultant has recommended a condition to secure a Flood Evacuation Plan. However, it is considered such a requirement, as a condition of planning permission, would not be reasonable in the context of this householder development.

CIL

The proposed net additional internal area exceeds 100sqm and a CIL contribution is required.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Pre commencement agree schedule and samples of materials (walls, roof, windows and doors)
4. Pre commencement agree construction details of dormers (including windows), glazing to front feature gables and front infill feature, fascia/bargeboard to front gables, balustrading (and method of fixing) of terraces/balconies
5. No additional openings to side and rear elevations and roof slopes

6. Roof light on east roof slope not openable below 1.7m above floor level
7. All first and second-floor windows in North (rear) elevation to be fitted and retained in obscured glass.
8. Timber c/b fencing 2m high to be erected along northern site boundary prior to first occupation.
9. Construction hours 8am-6pm Mon to Fri and 9am-1pm Sat (no work Sun, Bank or Public holidays).

Informative

Pro-Active Amendment

CIL INFORMATIVE - Y

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

Case Officer:	Jo Morin	Date: 11.09.2024
Authorised by:	Peter Barnett	Date: 12 September 2024