Development Control – Delegated Officer Report

Application Number: AWDM/0498/25 Recommendation: Approve

Site: 346 Findon Road, Worthing

Proposal: **Hip to gable roof extensions, rear dormer extension, front roof lights and single storey rear extension**

Site visit: 17.06.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site relates to a detached bungalow located on the east side of Findon Road on the corner at its junction with May Tree Avenue. This section of Findon Road is set back from the frontage of the A24 with its own access road, separated from the A24 by a verge which includes hedge screening. The bungalow at No.346 has a low boundary wall to its frontages and with hedges and fencing screening the side garden area to the north of the dwelling from the street frontages. The bungalow has been extended to the rear with a conservatory and there is a separate garage to the south side of the dwelling, adjacent to the southern boundary. There is also a garden building within the side garden to the north of the house.

This is predominantly residential area comprising mainly of detached and semi-detached bungalows in the immediate vicinity of the site with some variety in the design and form.

Proposal

Permission is sought for roof extensions including hip to gable extensions to each side gable, a rear dormer extension, and the construction of a single storey rear extension following removal of the existing conservatory.

The single storey rear extension would be to the northern half of the rear elevation and would measure approximately 8.1 metres in width, 4.0 metres in depth and would be up to 2.8 metres in height with a flat roof. A rendered finish has been indicated on revised drawings.

A full gable is proposed to the north and south sides with a continuation of the existing ridge line. As revised the proposed rear dormer would measure approximately 7.4 metres in width, 3 metres in depth and 2.4 metres in height. Three rooflights would be inserted into the front roofslope.

Relevant Planning History:
None relevant

Consultations:
None

Representations:
None

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

Dwellings in the immediate vicinity of the site are generally detached bungalows although there is some variety in their type and design. There are other examples of gables to bungalows to the south in Findon Road. In this part of May Tree Avenue most bungalows have hipped roofs although it is noted that No.362 Findon Road, on the opposite corner of May Tree Avenue, has a gable end to each side. In this context the form of the proposed hip to gable extensions would not appear out of character. The applicant has agreed to delete the Juliet balcony from the north side elevation to avoid what would appear as an uncharacteristic feature on this frontage, and as revised a simple window is proposed within the gable and the position of the patio doors has been revised which would appear more cohesive.

In relation to the dormer window, as originally proposed concerns were raised with the applicant that this would appear as a fairly bulky addition to the roof which would be visible from May Tree Avenue. The applicant has agreed to reduce its size so that it would be set back further from the edge of the roof. Although this would still be relatively large, having regard to the presence of other large dormer windows visible in the streetscene and that this would be positioned on the rear roofslope of the bungalow it is considered that a refusal on visual amenity grounds would not be justified in this instance.

The applicant's material preference has been for the use of composite weatherboarding for the proposed gables and dormer. However, traditional materials are prevalent here and particularly as this would be over such a large expanse and readily visible, it is considered that this would not be sympathetic in this context. The applicant has subsequently agreed to a condition requiring materials to match the existing building and has indicated such on the revised drawings.

The single storey extension would appear reasonable in its scale and positioning and although a standard flat roof design is proposed, it would not be particularly prominent

in this location and other flat roofs are visible in the streetscene and as such would not cause any significant harm to visual amenity. Revised drawings confirm that the extension would be reasonably sympathetic where there are other rendered sections on the frontage of the bungalow.

The front rooflights would not cause any significant harm to visual amenity.

On balance design and impact on visual amenity is considered acceptable.

Residential Amenity

The main impact arising from the development would be to the occupiers of No.83 May Tree Avenue to the rear (east) of the site and No. 344 to the south side of the site. Dwellings on the opposite side of the street to the north and west would be sufficiently remote from the proposed extensions to avoid any significant impact, including that arising from the front proposed rooflights.

On the south side, No.344 is a detached bungalow positioned away from the common boundary with the application site by between 2.4 and 2.6 metres. It has an entrance door on its north side and a side window positioned towards the rear corner of the bungalow also on this side. There is a separation distance of approximately 6.5 metres between the two dwellings and with an intervening garage at No. 346 adjacent to the common boundary.

Having regard to the relationship between the two dwellings, it is considered that the proposed gable on the south side of No.346 would not pose any significant threat to residential amenity. No new side windows are proposed on this side. The proposed northern gable would be remote from No.344. The proposed rear dormer extension and single storey extension would be set away from No.344 and given their scale and relationship this would not cause any significant impact to the amenities of occupiers of No.344.

To the east, No. 83 is a bungalow with its frontage onto May Tree Avenue and side elevation sited closely to the rear boundary of No.356. It has a garage structure that infills to the west side boundary to its frontage and there are side windows facing the application site beyond the garage towards its rear. It has been extended on the south side with a rear extension which contains no side windows facing the application site.

The rear garden at No.346 is relatively shallow with a distance of approximately 8 metres between its main rear wall and the boundary with No.83. Whilst the proposed extension would be relatively closely positioned to the rear boundary with a distance of approximately 4.5 metres, its relationship would be similar to the existing conservatory proposed to be removed and although the proposed extension would be larger, extending to align with the north wall, it is considered that there would be no significant harm to the amenities of the occupiers of No. 83 given its single storey scale.

The roof alterations and extensions would be sufficiently separated from No.83 to avoid any significant impact arising from their bulk. However, given the relationship with No.83 it is considered that the rear dormer windows could give rise to a loss of

privacy if clear -glazed. The drawings indicate that these windows would serve the ensuite and bathroom and that obscure glazing would be used. This can be secured by condition in the interests of protecting privacy.

Flooding

The site is identified as being at risk of future 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 (east)

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: 15.09.2025

Authorised by: Louise Prew Date: 16/09/2025