Development Control – Delegated Officer Report

Application Number: AWDM/0780/24 Recommendation: Approve

Site: 14 Parham Road, Worthing

Proposal: **Single storey side extension and rooms in roof including hip to gable extension, rear dormer and front rooflights**

Last visited: 30.07.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a semi-detached hipped roof bungalow located on the west side of Parham Road. Dwellings on this side of the street sit higher in relation to those on the east where ground levels rise to the west and a raised ground floor level is evident at the frontage.

This is a predominantly residential area comprising of bungalows in the immediate vicinity. Several neighbouring bungalows have been extended into the roof with gable and dormer extensions.

Proposal

Permission is sought for a hip-to-gable extension to the north side and a flat roofed dormer extension to the rear. As originally proposed the application included a two-storey side extension on the north side but amended plans have been received during the course of the application which now propose a single storey side extension to the north side and this has also reduced the width of the proposed rear dormer. As revised the proposed dormer extension would be to the existing rear roof slope and would measure approximately 6.6 metres in width. The side extension would measure 1.5 metres in width and would be set back from the front wall of the house by approximately 5 metres. It would have a pitched roof set below the main ridgeline by 1.2 metres and would include a side gable to its north side. This would replace a side lean-to store on the side elevation. Matching brickwork and tiles are proposed, with tile hanging to the proposed dormer and gable extension.

Relevant Planning History:

AWDM/1900/18 Rooms in roof with side hip to gable roof extension to north elevation, rear dormer to west elevation and rooflights to front (east) elevation; and single-storey rear extension to west elevation. Approved 21.03.2019

Consultations:
None

Representations:

One representation has been received from the neighbouring occupier to the north at No.12 objecting to the application as originally proposed on the following grounds as summarised:

- Loss of light– the side extension will block light to neighbours side kitchen window which is the only window as the rear door has privacy glass
- Loss of privacy
- This will completely change the design and different to all other properties om the road

Relevant Planning Policies

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

Visual Amenity

Gable extensions and rear dormers are a feature of neighbouring dwellings including at the adjoining bungalow to the south and the neighbouring bungalow to the north which both have large rear dormer extensions. The previous planning permission also approved a side gable and rear dormer, although the proposed dormer here would be larger than previously approved. The formation of a gable would replicate others in the street and would not cause any significant harm to visual amenity, particularly where the adjoining bungalow already has a gable and so would provide some symmetry.

The proposed dormer extension would be large and relatively bulky however, but this has been reduced from the original proposals where the two storey addition has been amended, and it would be set in the from edges of the existing roof. It would be visible from the rear public footpath, but this would be similar to other examples in the vicinity and would not cause any significant harm to visual amenity subject to the use of matching materials.

Rooflight windows can be seen on many of the neighbouring bungalows and those proposed would not cause any significant impact to visual amenity.

At the side, the proposed extension has been reduced to a single storey addition following concerns over the scale and appearance of the two storey addition in relation to the recipient building, and its overbearing impact. The revised single storey addition would appear as a subservient feature where its scale and position would ensure that

it would not dominate. 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 No.12 to the north and the adjoining dwelling at No. 16 to the south. Neighbouring dwellings to the front and the Scout hut to the rear would be sufficiently remote from the proposed development to avoid any significant impact and with the front rooflight windows having a similar relationship with neighbours to the front as those on neighbouring bungalows.

To the north No.12 is set away from the side boundary and with a separation distance of between 4.75 and 5.5 metres between the main side walls of No.12 and No.14. Its side wall contains two obscure glazed windows and a clear glazed kitchen window. There is a side gable wall which contains no windows. It has a conservatory added to the rear and a rear dormer extension. The proposed side gable wall and dormer extension would be sufficiently separated from the neighbouring dwelling to avoid any significant impact given their scale. The proposed side extension would replace the existing lean-to and would be approximately 0.75m from the side boundary at its rear corner. The proposals have been reduced from their two-storey form originally proposed and the single storey scale would limit the impact to the neighbouring occupier. Having regard to its size and position, there would be no significant threat to the amenities of the neighbouring occupier arising from the side extension as revised.

To the south side, the adjoining bungalow at No.16 has been extended with a side gable, rear dormer and single storey rear extension. The proposed dormer would be set in from the edge of the roof and of a similar scale to that at No.16 where it would not pose any significant threat to neighbour amenity. The proposed gable and side extension would be sufficiently remote from No.16 to avoid any significant impact.

Glazing in the rear dormer would offer views down the neighbouring rear gardens but this relationship would be similar to others in the street including those from the neighbours' own rear dormers. A condition is recommended to prevent any further side windows to the north elevation of the extension in the interests of protecting privacy.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No further side windows/openings (north)

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? Y

Case Officer: Rebekah Hincke Date: 03.09.2024

Authorised by: Louise Prew Date: 03/09/2024