Expiry Date - 11/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1136/23 **Recommendation – APPROVE**

Site: **16 Cedar Avenue Worthing West Sussex BN13 2HU**

Proposal: **Hip to gable roof extension, dormer to rear, rooflights to front**

Date of site visit: 27/09/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Cedar Avenue within a residential area of Worthing. The property comprises of a semi-detached bungalow with brick elevations and a tiled hipped roof. The property is set back from the road behind a brick wall, front garden and paved driveway. There is a good size garden and single storey extension to the rear.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a hip to gable extension and rear dormer.

The roof would be extended to the west side following the ridge and eaves height of the existing roof to form a gable. Four roof lights would be added to the front roof slope.

The rear dormer would measure approximately 8.6m wide by 2.6m high and 3.45m deep and would be set up from the eaves of the original roof by 0.2m. There would be three windows to the rear dormer serving bedrooms and the stairs. The loft conversion would provide three bedrooms and two bathrooms.

The roof extensions would be finished in tiles to match the existing roof.

The application has been amended to remove the front dormer as originally proposed and reduce the depth of the rear dormer.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

One objection received in relation to the original scheme:

Front Dormer: With regards to the proposal for this particular dormer, it would not be "In Keeping" with all the other properties in Cedar Avenue. There is no objection to the remaining proposed application.

Officer response – The front dormer has now been removed from the scheme.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
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.

The removal of the front dormer from the application and the reduction in depth of the rear dormer results in the proposed works falling within permitted development which is a material consideration in this case.

Visual Amenity

There a many examples of hip to gable roof extensions, front roof lights and rear dormers of a similar scale in the surrounding street scene, most of which have been constructed under permitted development.

The scale and form of the proposed extensions would be in keeping with similar development in the locality and would not detract from the character of the area or appear dominant or intrusive in the street scene. The amendments to the application to remove the front dormer and reduce the scale of the rear dormer have significantly improved the appearance of the proposal.

Although a smaller dormer to the rear would be preferred, following amendments to the application, the proposal is now within the limits for permitted development and is considered acceptable on this basis.

There would be no significant adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.14 and 18.

No.14 is the adjoining property to the east side. The only part of the proposal affecting this property is the rear dormer. The dormer would provide some additional opportunities for overlooking to the garden of No.14 however the main views from the dormer would be directed across the applicant's own garden and therefore this would not be considered to have a significant impact on amenity.

No.18 is located to the west side and separated by a gap of about 2.2m and a fence to the boundary. There are windows at ground floor to the side of No.18 which serve as secondary windows or serve non-habitable rooms. There would be no significant impact on light to these windows as a result of the proposed hip to gable extension. There is a roof light to the side of No.18 serving a loft room however no openings are proposed to the side gable of No.16 and no overlooking or loss of privacy would occur. The hip to gable extension and rear dormer are not considered to have an overbearing impact on No.18. There would be no unacceptable overlooking to the rear garden of No.18 as a result of the proposed rear dormer.

The properties to the rear are over 35m from the proposed dormer and would not be affected by the proposal.

As above, the proposed works are now within the limits for permitted development, however there would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Rear dormer set up 0.2m from eaves
5. No openings to west side elevation of extension

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

Expiry Date - 11/10/2023

Case Officer:	Amanda Haslett	Date:	31/10/23
Authorised by:	Jo Morin	Date:	31.10.2023