Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0064/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

June Grinstead
Technical Drawings Limited
Willowdene
Fletchers Lane
Sidlesham
West Sussex
PO20 7QG

PROPOSAL: Two dormer extensions to existing loft conversion

LOCATION : 38 Ladydell Road Worthing

DATE REGISTERED 7th February 2011

APPLICANT : Mr Steve Sargent

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the Location Plan and Drawing Nos. 01, 02, 03, 04 and 05 which accompanied the application, or as subsequently amended prior to considération, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed dormer windows, by reason of their size, flat roofed construction and dominance within the roof slope would appear excessively large and fail to integrate satisfactorily with the existing building. The dormer windows would be harmful to the character and appearance of the existing building and surrounding area contrary to saved Policies BE1 and H16 of the Worthing Local Plan, South East Plan Policy BE1 and Submission Core Strategy Policy 16.

Dated : 11th March 2011

[redacted]
Executive Head of Planning,
Regeneration and Wellbeing

INFORMATIVES

This information is only intended as a summary of the reasons for refusal of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.

Note: Your attention is drawn to the notes and advice overleaf.

PLANNING ASSESSMENT:

The existing house on the site comprises a detached 1930s bungalow located on the corner of Ladydell Road and Dawes Avenue. The building has been the subject of numerous alterations and extensions including roof lights and various lean-tos at the side and rear. As a consequence the existing house is a somewhat discordant medley of additions to the original form of the building with minimal uniting theme in terms of form or detail.

The application comprises the formation of two (2) dormer windows to the bungalow to enlarge existing rooms presently contained within the roof. The box dormers are of a large size and would occupy a considerable portion of the roof slope. Whilst they do feature small dummy-pitch roofs, these are of minimal size and do nothing to lessen their visual impact.

The site is located in a relatively prominent corner location and the dormers would not benefit from any natural screening or a secluded location, being readily apparent from all aspects. The large box dormer windows would appear large and dominant within the roof slope and represent a further inharmonious addition to the house. They would appear prominent in the roof slope and be visible in the streetscape. The dormer windows would form a large, bulky and unwelcome addition to the house and to the locality and as such are considered to be contrary to the provisions of saved policies BE1 and H16.

Both side facing dormers feature windows to each direction. To the north, these only have aspect towards the road (Dawes Avenue) and would not introduce and significant overlooking towards neighbours. However towards the south the windows would face the neighbouring number 36 Ladydell Road. While having aspect towards this direction is not considered ideal, the windows would only face the windowless flank wall to this neighbouring house. As such, it is not considered that significant overlooking would be introduced towards this neighbour.

The dormer windows would not be in close proximity to any neighbouring houses main outlook and as such are not considered to appear intrusive or overbearing when viewed from neighbours properties.

Parking space exists on site for approximately three (3) vehicles in addition to a small garage which may not accommodate a larger modern car.

It is noted that certain elements of the proposal may constitute "permitted development," specifically the south facing dormer albeit that the side windows would be subject to restrictions on the use of obscure glass in windows. The north facing dormer would not constitute "permitted development" as it faces a highway.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and