Expiry Date - 09/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0331/25 Recommendation – APPROVE

Site: 127 Downside Avenue Worthing West Sussex BN14 0EU

Proposal: Loft conversion with hip to gable roof extension, front and rear dormers; chimney removed

Date of site visit: 12/05/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to a bungalow on the southern side of Downside Avenue. The properties are located within large plots and have a steep topography from the east to the west of the site. Within the rear garden of the host dwelling there is a large amount of cladding as there are a number of outbuildings.

The boundaries of the site are standard close board fencing on the northern boundary there is semi mature foliage providing a large level of screening. Along the road there are a number of front and rear dormers visible. The site is not located within a conservation area and the building is not listed.

Proposal

The amended proposal seeks to introduce front and rear dormers to the property to be facilitated within the hip to gable roof conversion. The rear extensions roof is also proposed to be altered going from a rear hip to a skirt roof to allow for the rear dormer to be introduced above.

Roof lights are then to be introduced to provide light to the ground floor kitchen and lounge. The windows and openings on the ground floor will not be altered. At the first floor a window will be introduced to the southern elevation for ventilation to the shower room on the first floor.

All materials proposed are to match that of the existing property.

Relevant Planning History:
None.

Consultations:
None

Representations:

None received.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM20
National Planning Policy Framework (2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

Principle of development

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area subject to the assessment of other material considerations

Visual Amenity

The proposal seeks to alter the existing roof form of the building. Downside Avenue has a variety of housing styles and a number have altered their roofs including Nos. 131 and 133 which have gable ends and front dormers respectively. The proposed front dormer will be visible from within the street scene as will the gable alteration. The reduction in scale allows the front dormer to be of modest scale and would not be a dominant feature fitting comfortably within the new roof space. The dormer to the rear would largely not be visible when considering the alteration from the existing arrangement.

A condition requiring materials to match will be attached to ensure the new development complements the existing house.

The proposal is therefore acceptable in design terms and considered to be compliant with policy DM5 of the Local Plan.

Residential Amenity

The property shares a boundary with no. 126 to the north due to the semi-detached nature of the property. With the footprint of the dwelling not changing it is not considered that there would be any tunnelling affect from the proposal with the existing rear extension setting the precedent for this. The proposed roof extensions due to scale and location are not considered to adversely affect light or sense of enclosure to the residents of this property.

A condition requiring the side facing window to be obscure glazed and non-opening below 1.7m above finished floor level will be attached to reduce overlooking potential from the shower room window to the neighbour to the south. Properties on Findon Road to the rear are over 24m from the development and therefore won't be adversely affected.

With the presence of a kitchen at the first floor which has been explained to be for a carer for a relative. With this in mind a condition which has been

added to the consent to ensure that there is no separation of the unit into two and will function solely as a single family dwellinghouse.

The development is therefore considered to retain a good level of amenity for neighbouring occupiers compliant with policy DM5 of the Local Plan.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Obscure glazed dormer windows
5. No additional side windows
6. Single household

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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:	Finlay Gardner	Date: 21/07/2025
Authorised by:	Louise Prew	Date: 13/08/2025