Expiry Date - 20/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0563/23 **Recommendation – APPROVE**

Site: **24 Cottenham Road Worthing West Sussex BN11 2JJ**

Proposal: **Rooms in roof consisting of hip to gable extensions to front and rear, side dormers to west and east elevations and change to external elevations from brick to render.**

Date of site visit: 24/05/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Cottenham Road within a residential area of Worthing. The property comprises of a detached bungalow with brick elevations and a hipped roof. The property is elevated above road level and set back behind a brick wall and front garden. There is an attached garage to the east side of the building accessed from the driveway to the front. There is a small conservatory and good size garden 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 roof extensions including hip to gable extensions to the front and rear, dormers to the side and a change of materials from brick to render to the elevations.

The hipped roof to the rear of the property would be extended to form a gable. The hipped roof to the front would also be extended out to form a gable to the main roof only and not including the smaller hipped roof projection which would be retained as existing. The new gables would be finished in tile hanging with a window to the front and rear.

The proposed dormers to the side would measure approximately 5.9m wide by 2m high and 2.55m deep. The dormers are set back from the front of the building by about 3.25m and would be finished in tile hanging to match the roof. The windows to the dormers would be obscure glazed to a height of 1.7m above finished floor level and those to the east would be bottom hung and open inwards.

The roof extensions would provide a bedroom, sewing room, study, box room, bathroom and ensuite within the roof space. The box room is not considered

to be a habitable room due to its very small size of 3.3sqm and is therefore not required to provide a fire escape window. Fire escape windows are to be provided from all first floors rooms with the potential to be used as habitable accommodation, as noted on the plans.

The existing brickwork to the lower elevations of the property would be finished in render.

The application has been amended to remove the proposed cladding to the front and rear gables and side dormers.

The single storey rear extension shown on the plans is proposed under permitted development and does not form part of the works for consideration. It should be noted that this permission does not confirm whether the extension is permitted development only that it has not been considered as part of the application.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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

The property is one of three bungalows of the same form, scale and design. To the north and west are a terraces of two storey houses and to the east there are detached two storey houses. Materials are predominantly brick, render and tiles.

The proposed roof extensions would change the form of the building introducing gables to the front and rear and dormers to the side and the symmetry with the bungalows either side would be lost. The detached houses to the east generally have gabled roofs and the terraced properties opposite the site have small gables above the bay windows. Therefore although the gables would be of a different appearance to the adjacent bungalows, this roof form would not appear out of keeping in the wider street scene. The gable to the rear could be carried out under permitted development and this has been done at the adjacent bungalow at No.26.

There are several large dormers visible in the street scene including to the side of No.26 and to the rear of No.20. The proposed dormers are set down from the ridge, up from eaves and set back a good distance from the front of the property and would not appear overly bulky or dominant on the roof slope. The change of materials from cladding to tile hanging would help these additions to blend in with the roof and would not appear intrusive in the street scene.

The proposed change of materials from brick to render for the elevations of the property would reflect the materials used on other properties in the immediate street scene and would not detract from the character of the area.

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

Residential Amenity

The most affected properties are the neighbours to the sides and rear at No.22 and 26 Cottenham Road and No.19, 21 and 23 Eldon Road.

No.22 is located to the west side of the application site separated by a low wall and a garage to the boundary. There are two windows to the side of No.22 which appear to serve as secondary windows and are set in away from the boundary. The proposed hip to gable extensions to the front and rear would not be considered to significantly diminish light to these windows to the detriment of the occupiers. There would be no significant overshadowing or loss of light to neighbouring properties. The proposed openings to the side dormer are to be obscure glazed up to 1.7m and are bottom hung (opening inwards) and no overlooking or loss of privacy would occur.

No.26 is located to the east side of the application site and has a converted garage to the side. There is a window to the side of No.26 but this window is over 4.5m from No.24 and would not suffer any loss of light as a result of the proposal. There is potential for overlooking from the front, east side dormer window to the ground floor side window of the neighbour's property, however this window serves a box room (a non-habitable room) and would be obscure glazed up to 1.7m above finished floor level and fixed shut, thereby mitigating any potential impact for overlooking.

The properties to the rear at Eldon Road are approximately 25m away from the proposed rear window to the gable and there would be no unacceptable overlooking or loss of privacy at this distance.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching tiles for dormers and gables
4. East side dormer (box room/store) window fixed shut and obscure glazed to 1.7m above FFL
5. Obscure glazing to dormer windows (study, bed 1, bathroom, ensuite) to 1.7m above FFL

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: Amanda Haslett Date: 20/06/23

Authorised by: Jo Morin Date: 20.06.2023