Expiry Date - 23/07/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0538/25 **Recommendation – APPROVE**

Site: **82 Broomfield Avenue Worthing West Sussex BN14 7SB**

Proposal: **Single storey side extension; loft conversion incorporating barn hips, rear dormer, and front rooflights; new parapet and fenestration to existing rear extension**

Date of site visit: 29th July 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property comprises a detached property on the north side of Broomfield Avenue. The property is set back from the road with parking/driveway to the front. The property has a garage which is set back to the eastern side. The property has a two storey bay to the front and a bonnet style roof. The property is a mixture of brick and tiles. There is a single storey extension to the rear.

The site is in a residential area not within a conservation area and the property is not a listed building.

Proposal

The application which has been amended since originally submitted proposes extending up the hip end roof to the east and west to produce a gable with hipped end at the top (barn style). At the front two roof lights are proposed. A flat roof dormer is proposed to the rear set down from the ridge roof and set in from the sides.

A single storey side extension is proposed to the eastern side, set back from the front elevation with doors to the frontage to create a bike store, a door to the utility area is proposed to the rear. A roof light window is proposed.

The application would involve a reconfiguration of the ground floor to link the extension to the existing.

Relevant History

None

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Representations:

None received.

Relevant Planning Policies

National Planning Policy Framework (HCLG 2024)

National Planning Practice Guidance

SPG ‘Extending or Altering Your Home’

(WBC) Worthing Local plan 2023 (WLP)
DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM16 - SUSTAINABLE DESIGN

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 National Planning Policy Framework advises in Paragraph 131 that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 indicates that development should: (b) be visually attractive and (c) sympathetic to local character and history, and in Paragraph 139 states: “Development that is not well designed should be refused especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes”.

Policy DM5 of the WLP requires all new development to (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area; enhance the local environment by way of its appearance and character with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, impact on street scene and the layout of the development; and make a positive contribution to the sense of place, local character and distinctiveness of an area

The Council’s Supplementary Planning Guidance ‘Extending or Altering your Home’ indicates the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature, its design should be consistent with your existing property's style and shape and that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling.

The existing dwelling is a well-proportioned detached house with bonnet style roof. It is situated in a road where the dominant roof style involves hip ends. The proposal would involve hip to gable extensions with small hip ends (barn style) which have been increased by negotiation but would still create a whole new roof form and a large flat roof extension to the rear.

The character of Broomfield Avenue is detached and semi-detached two storey houses and some bungalows of slightly different styles with two storey projecting bays. The majority have hipped roofs, however there are examples of hip to gable extensions particularly on the semi-detached houses and dormer extensions to the sides.

No 82 is a detached property in a row of similar detached houses although all have slightly different materials. The detached properties to the west have both extended into the roof with flat roof dormers to their western sides. To the east side of the application site is a pair of semi-detached houses and opposite the site are semi-detached houses and a bungalow. There is not therefore a constant roof form and there are examples of hip to gable extensions further down the street.

Mindful of permitted development which would allow a hip to gable extension to this property, that there are examples of properties which have extended into the roof with dormers as well as hip to gable extensions and the character of the overall street which has a variety of styles of properties and the amendments that have been made to the design of the roof extension on balance the roof extension is considered acceptable.

In terms of the side extension this is set back from the front elevation with a lean to roof and is considered to be in character and proportion with the dwelling.

Residential Amenity

The most affected properties are 80 and 84 Broomfield Avenue.

In terms of No 80 to the east, this property has a driveway to a garage rear nearest to the boundary. There is approx. 2m high fence to the boundary and beyond this the garages of both properties. The proposed side extension would be set slightly off the boundary and would have a lean to roof. The extension would be west. Although there are windows to the side (west) elevation to No 80 these appear to be secondary windows and are set off the boundary. The proposed extension has no windows in the east elevation facing No 80. There is a small roof light window. In view of the distances between the properties, the height and lean to roof proposed to the extension to No 82 it is not considered that it would cause detrimental loss of light, visual impact or overlooking to No 80.

The application also involves a hip to gable extension on this side and a dormer extension to the rear. The increase in gable end wall would have some impact in terms of loss of light and visual impact, however in view of the distances between the properties it is not considered that it would cause undue loss of light or visual impact so as to refuse the application on this basis. There are no additional windows on the flank elevations and as such no additional overlooking. The rear dormer would cause oblique distance overlooking of the garden of No 80, which is not considered to be detrimental.

With regards to 84 to the west, this property is also set away from the boundary with a driveway between the properties and one small secondary window at ground floor and roof light window. The increase in gable end wall and dormer would have some impact on terms of visual impact but being east of No 84 would not cause loss of light. The application would involve a window in the gable end wall to the bedroom hallway facing west. This would be set in and at high level and although No 84 has a rooflight window in the would not cause undue overlooking, however to ensure there is no inter-looking between the windows an obscure glazed window condition would be appropriate. The rear dormer would cause oblique distance overlooking of the garden of No 84, which is not considered to be detrimental.

Recommendation

APPROVE

Subject to Conditions:

1. Approved plans
2. Standard Time Limit
3. Materials as annotated
4. No additional windows
5. Obscure glazed window to west facing flank wall window

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: Jackie Fox Date: 05.08.25

Authorised by: Louise Prew Date: 06/08/2025