Expiry Date - 07/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1407/24 **Recommendation – REFUSE**

Site: **33 Arundel Road Salvington Worthing West Sussex**

Proposal: **Two storey front extension.**

Date of site visit: 16.07.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached chalet bungalow located on rising ground on the north side of Arundel Road (A27). The dwelling is set well back behind a deep, tarmacked frontage used for car parking and enclosed at the front by a decorative stone wall with evergreen hedging. The bungalow has been enlarged by front and rear box dormers and by a single-storey rear extension. There is a deep, terraced garden to the rear (north).

To the west the site is adjoined by a detached chalet dwelling fronting Arundel Road (No.35), and a detached bungalow (4a Hayling Rise) occupying a 'backland' plot to the rear of it.

No.35 has the appearance of a chalet bungalow from the front with a roof extension in the unusual form of 3no linked dormers on the front roof slope, but with full 2-storey eaves height at the rear.

Only glimpsed views of No.4a are visible from Arundel Road, through the gaps between the frontage dwellings.

To the east the application property is adjoined by a traditional hipped roof detached bungalow (No.31), and by the rear gardens of detached bungalows in Uplands Avenue. No.31 has been enlarged by relatively modest sized front and rear dormers. A driveway on the west side of the bungalow leads to a detached garage set back into the rear garden. The bungalows in Uplands Avenue are built on rising ground with their ridges stepping up the hill in line with the gradient of the road.

The property is not listed or locally and is not within a conservation area. There are no TPO tree on the site.

Proposal

Permission is sought for a 2-storey front extension replacing the existing front box dormer. The proposed extension would be in the form of 'twin' gables

extending 7.2m forward from the front roof slope to create enlarged first-floor accommodation. The twin gables would extend on top and in front of the stepped bay window features on the ground-floor with the front corners supported on columns. The proposed twin gabled roof extension would extend the full width of the dwelling with dual ridges and a central valley. Only the centre part of the ground-floor below would be infilled to form a porch (approximately 2m wide). The proposed gabled roof would extend 1.3m forward of the ground-floor bay window on the LHS and 2.3m forward of the ground-floor bay window on the RHS.

The elevations of the roof extension would be finished in composite cladding with French door openings and Juliet balconies centred under the apex of the twin gables facing the road.

The proposals would provide enlarged first-floor bedrooms at the front with en-suite facilities.

Relevant Planning History:

The existing roof extensions and s/s rear extension appear to the date from the mid-1980s.

Consultations: None**.**

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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

Local Plan policy DM5 requires all new development including extensions to (amongst other things) be of high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area including considerations of proportion, form, design, massing, height, scale, materials, and detailed design. It states that development should enhance the local environment by way of its appearance and character with particular attention paid (amongst other things) to architectural form, height, materials, scale and impact on street scene. It should make a positive contribution to sense of place, local character and distinctiveness of an area.

The Council's SPG 'Extending or Altering Your Home' sets out the 2 most important general principles in designing an extension as ensuring the design of the extension achieves an appropriate relationship to the design of the existing house, and that is also takes into account any impact on the street scene with consideration given to the size and shape of the extension, the materials to be used, the design and positioning of doors and windows, the effect on the privacy of neighbours and light reaching their property, and the effect of the extension on the character and appearance of the street.

The dwelling is visible in the street scene owing to its elevated position on rising ground. The large size and unsympathetic form of the existing front dormer appears as a somewhat unattractive and ungainly feature on the roof having truncated the hipped roof of the original front-projecting gable feature on the left-hand side of the front elevation. However, it is at least positioned below the main roof ridge, set in from the side walls and up from the eaves that extend in line with the top of the flat roof of the bay window feature on the right-hand side of the front elevation.

The front roof slope would be remodelled with the proposed twin gables extending over and in front of the existing stepped bay windows subjugating their visual impact and articulation as the main architectural features of the dwelling. The extent of the forward projection would result in an awkward top-heavy composition accentuated by the narrow proportion of the porch infill below and 'weak' support columns in either front corner. The positioning of the proposed French windows and Juliet balconies would be poorly related (off-centre) to the bay windows underneath, with their large size and vertical proportion further emphasising the visual dominance and 'jarring' impact of the proposed roof extension on the appearance of the dwelling.

It is likely that drainage of the central roof valley would necessitate a hopper and downpipe at the front that would pass directly in front of the proposed 'porthole' window below, a poorly thought-out detail that would further detract from the composition.

[There is a minor drawing error on AL-200 Proposed West Side Elevation 09 which does not accurately show the existing retained ground-floor bay window feature.]

There is a variety of dwelling types and style on this side of the road with little sense of uniformity in terms of detailed design other than that the dwellings generally consist of pitched-roof forms constructed in traditional materials comprising a mix of brick and render with tiled roofs. Many have had rooms in the roof formed by roof extensions and dormers. Some of these are quite large, such as the front box dormer on the application property, which has been clad in light-coloured composite boarding, but nevertheless still 'reads' as a subsidiary feature to the main roof form.

In contrast, the scale and massing of the proposed roof extension would be out of keeping with this existing character, its visual impact in the street heightened by the position of the dwelling on rising ground. Consequently, the

proposed front extension would appear as a conspicuous and incongruous addition to the street scene, its unsympathetic appearance accentuated by the extensive use of composite horizontal boarding to the elevations which is not characteristic of this area.

Residential Amenity

The most affected properties are the frontage properties on either side.

There is a narrow gap less than 1m between the west side of the existing dwelling and the west site boundary. The proposed twin gable extension would extend approximately 3.1m forward (south) of the front of the neighbour's garage at No.35 which sits alongside the boundary, and approximately 1.5m forward of the front elevation of main house. A ground-floor window in the side elevation is secondary in nature. The proposed extension would be visible at an angle from the nearest (ground and first-floor) front windows of No.35 but would not be overbearing in its impact or result in an unacceptable loss of light or privacy.

There is a wider gap between the east side of the existing dwelling and the east side boundary and the width of the neighbour's driveway between the site boundary and the flank wall of No.31. There are 2 windows towards the rear in the west side elevation of No.31 from which the 'bulk' of the proposed extension will be prominently visible. The twin gables will extend approximately 1m forward of the nearest front bay window of No.31. However, at a separation distance of over 4m it is considered the impact on the amenities of this property would not be severe.

Recommendation

REFUSE for the reason: -

1. The proposed extension, by reason of its size, scale, massing, materials and detailed design would constitute a discordant and unsympathetic form of development that would detract from the appearance of the existing dwelling and make an unduly dominant addition to the street scene that would be out of keeping and fail to respect the prevailing character of the surrounding area. The proposed development is therefore contrary to policy DM5 of the Worthing Local Plan, the Council's SPG 'Extending or Altering Your Home' and the policies of the NPPF.

Informative

Pro-active Refusal – No discussion.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 31.07.2025

Expiry Date - 07/08/2025

Authorised by: Peter Barnett Date: 31 July 2025