Expiry Date - 06/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1415/24 **Recommendation – APPROVE**

Site: **30 Whylands Avenue Worthing West Sussex BN13 3HA**

Proposal: **Single storey side (East) extension, roof extension including changing front roof to gable end, East side facing dormer, rooflight to West**

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot to the north of Whylands Avenue and to the east of Ivydore Avenue within a residential area of Worthing. The property comprises a semi-detached bungalow with two street frontages to the south and west elevations, with the south containing the only entrance to the property. For this application the plans refer to the south elevation as being the front. The property has brick elevations, white UPVC windows and doors and a hipped roof. The property is set back from the road behind a low wall to the perimeter. There is a vehicle entrance behind two gates to the south elevation and a private fenced off garden area to the east side of the building.

The property is not within a conservation area and is not listed. There is a mature street tree located on the pavement outside the property to the south but there are no TPO designations affecting the site or this tree.

Proposal

Planning permission is sought for a single storey extension to the east, a roof extension including hip to gable to the south, dormer to the east and a roof light to the west elevation.

The existing lean-to to the east side would be demolished and replaced with a new extension measuring 2.1m deep x 7.05m wide. The extension would have a hipped and flat roof of 2.5m high to eaves and 3.6m high to the ridge. The extension would be finished in bricks and tiles to match the existing building and would have French doors and windows to the east elevation and a small window to the south.

The main roof of the bungalow would be extended with a hip to gable extension to the south elevation with a barn hip and window to the gable serving the stairs. A flat roof dormer measuring 5.1m wide x 2m high x 2.1m deep would be constructed to the east side. The dormer would have windows to the east serving the bedroom and ensuite. A roof light would be added to the west roof slope serving the dressing room. The proposed roof extensions would create a

bedroom, ensuite and dressing room. The application has been amended to reduce the size of the bedroom window and obscure glaze the ensuite window within the east dormer.

The roof extensions would be finished in tile hanging.

Two windows to the south elevation would be blocked up to accommodate alterations to the internal layout.

The Site Plan shows new 2m high fencing to be erected within the garden and to the rear of the existing parking space set back a minimum 2m from the pavement edge and does not form part of the works for consideration.

Relevant Planning History: None relevant

Consultations: None required

Representations:

One objection received from the adjacent neighbour at No.28:-

I object to this application due to concerns about privacy into my property, both my bedroom windows and kitchen window face where the proposed extension plans to be which will mean they can look straight into my bedroom and kitchen also I am concerned this will block natural light making my whole side of my property very dark! If this was to be passed I would insist on obscured glass on all windows and that they don't open due to my privacy concerns.

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

Whylands Avenue consists predominantly of detached or semi-detached bungalows of various form and design, mainly with hipped roofs. Several of these properties have been extended at roof level to provide rooms in the roof. The properties further to the east are two storey with gables to the front and rear. The bungalow opposite the site to the west has a gable to the front.

The proposal would extend the roof from a hip to the south frontage to a gable with barn hip. The property has two road frontages and would retain a hip to the east side. Hip to gable extensions are common in the wider area and the introduction of a gable to the south would not be significantly out of keeping in the wider street scene or have a negative impact on the character of the area.

Views of the proposed dormer to the east side would be possible however these views would be partially screened by the existing mature vegetation towards the front of the site and by the proposed gable. The dormer is not considered excessive in size and would not dominate the roofscape or appear intrusive in the street scene.

The single storey extension is small in scale and would be finished in materials to match the existing building.

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 neighbours are those to the north at No.82 Ivydore Avenue, to the east at No.28 and to the south at No.25 Whylands Avenue.

No.82 is the adjoining bungalow to the north and is set back further in its plot than the application property. The proposed extension to the east would not extend any further than the rear elevation of No.82 and would replace a lean to extension that was in the same position adjacent to the boundary fence. An extension in this position that does not project beyond the rear of the neighbour's property would have no adverse impact in terms of light or overshadowing and would not appear overbearing or oppressive. There would be no significant overlooking from the dormer towards the rear garden of this property.

No.28 to the east is separated by the garden to the application site and the neighbour's driveway. The proposed dormer would face on to the side of the hipped roof at No.28 at approximately 11.5m away. There are no openings at roof level in the side of the neighbour's property, but there are windows to habitable rooms at ground floor level. Opportunities for overlooking from the dormer would be limited at this angle. Nevertheless the proposal has been amended to reduce the size of the bedroom window from 3 panes to 2 panes which will help minimise perceptions of overlooking. The en-suite window will be obscure glazed. The hip to gable roof extension to the south would not extend beyond the front wall of the existing dwelling and would have no additional impact on the neighbours to the east.

No.25 is opposite the site, to the south and separated by the road and a distance of approximately 28m. The proposed gable to the south and window serving the stairs would have no adverse impact on these neighbours.

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 materials
4. Obscure glazing to ensuite

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? Y

Case Officer:	Amanda Haslett	Date:	13/01/25
Authorised by:	Jo Morin	Date:	13.01.2025