# Development Control – Delegated Officer Report

**Application Number: AWDM/0688/24 Recommendation: Refuse**

**Site:** 319 Brighton Road Worthing

**Proposal:** **Erection of second floor extension with South facing balcony (following removal of existing roof), removal of first floor sunroom to create front balcony; alterations to fenestration; renewal of existing white render to external masonry walls.**

**Date of site visit:** 09.07.2024

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

The application site relates to a detached two storey dwelling on the corner of Brighton Road located on the seafront, at its junction with Brougham Road on its west side. It has a generally L-shaped form with a main hipped roof set back front the frontage and a projecting two storey element with a hipped roof projecting forward to the south side which also has a two storey addition that wraps around its front (south) and side (east) elevations forming an enclosed balcony/sunroom at first floor level. There is a generous setback from the Brighton Road street frontage with an enclosed front garden to the frontage. There is hardstanding and parking to the east side with access onto Brougham Road and a garage is sited at 90 degrees to this frontage, set forward of the east wall of the house fronting Brougham Road.

There is a vehicular access immediately to the north of the site, running along the rear of this block which provides access to a pair of single storey dwellings sited further to the north west. To the immediate west of the site are other dwellings along the seafront with a similar character, although these are mostly semi-detached but all are two storey with hipped roofs and many of which have extended to the frontage with first floor sunroom or enclosed balconies and with side extensions. To the east and on the opposite corner of Brougham Road is Onslow Court, a 4 storey purpose built block of flats which has parking to its frontage with some landscaping at the edges. Further to the north in Brougham Road are two storey dwellings in terraces on the west side of the street and with two storey flats on the east side arranged as semi-detached blocks.

**Proposal**

Permission is sought for the construction of a second floor extension to the roof, with a balcony to the south and wrapping around the east side and with glass balustrades. The drawings also indicate that the existing first floor sunroom below would be replaced with a first floor extension finished in white painted render which would also include a first floor balcony. The second floor extension would be to the full width of the main house and mainly following its L-shaped form except for its south wall which

appears to project forward of the existing main wall below forming an overhang. The extension would have a flat roof up to 8.1 metres in height overall and with the second floor element finished in tile hanging. Other alterations to the fenestration are indicated including a new window to the west side elevation serving the stairs at first and second floor, and replacement windows throughout to be Anthracite grey. The layout of the accommodation would also be altered with bedrooms at ground floor level and second floor level and with the living accommodation mainly at first floor. There would be a generous landing/living space at second floor level giving access to the second floor roof terrace balcony.

**Relevant Planning History:**
WB/0310/66 Alterations to enclose first floor balcony Approved 07.06.1966

**Consultations:**
None

**Representations:**
None received

**Relevant Planning Policies**

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

Chapter 12 of the NPPF sets out the policies to achieve well-designed places. In paragraph 131, it advises that: The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.

The NPPF emphasises securing high quality design that (amongst other things): is visually attractive as a result of good architecture, layout and appropriate and effective landscaping; is sympathetic to local character and history; maintains a strong sense of place using the arrangement of streets, building types and materials to create attractive, welcoming and distinctive places to live; and, with a high standard of amenity for existing and future users (paragraph 135), and that permission should be refused for development that is not well designed, especially where it fails to reflect local design policies or government guidance on design, taking into account any local

design guidance and supplementary planning documents such as design guides and codes (paragraph 139).

Policy DM5 of the Worthing Local Plan requires that:

All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:

i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;
ii) 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, tree canopy, impact on street scene and layout of the development;
iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;
iv) respect, preserve and where appropriate enhance, heritage assets and settings;
v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;
vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);
vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;
viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);
ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;
x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

The Councils SPG Extending or Altering Your Home states that the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature. It advises that the design should be consistent with the existing property's style and shape and where visible from the street it is important to ensure that the roof form is similar to that of the existing house.

Although there is some variety in the type and design of dwellings in the vicinity of the application site, generally dwellings appear as two storey detached or semi-detached, with hipped roofs to the immediate north and west of the site within this block, with the exception of the four storey purpose built flats on the opposite corner.

No.319 already has an enclosed balcony which wraps around its south and east sides taking advantage of its corner positioning. Although this appears as a fairly conspicuous addition, it has a relatively lightweight glazed appearance to its first floor and appears similar to others in the street when viewed from the west. The proposed extensions would replace this and extend upwards to form a new second floor and would increase the height of the building to approximately 8.6 metres and with the extended first floor rising above the existing eaves level at a height approximately 5.7 metres. The scale, form, proportions and design of the proposals would relate poorly to the existing building, shrouding the originally hipped roof form and would appear as dominant and unsympathetic additions to the building. The composition of the design also appears particularly poor with parts of the second floor structure appearing to protrude beyond the second floor structure. Whilst balconies and sunrooms are a feature of this and those similar neighbouring dwellings to the west, none have been formed at second floor level and the extent of the roof terrace proposed would exacerbate the dominance of the proposed development and would be out of character.

Whilst the proposal would be seen in the context of Onslow Court which is four storeys with balconies, this is set across on the opposite side of the street on a much a larger site and does itself appear as somewhat of an anomaly on the street with the prevailing character being 2 storey dwellings, but in contrast with the application site this is a purpose built block of flats and this would have been built at a time of differing standards and design expectations. The scale and design of the proposed extensions at No.319 would be excessive and also having regard to the position and extent of balcony terraces. The proposed development would jar with the appearance of the recipient building and appear as dominant and incongruous additions in a highly visible location, lacking coherence in their scale, design, form and detailing in relation to the existing building and out of keeping with the prevailing character of dwelling houses which would be harmful to the visual amenities of the site and surrounding streetscene.

***Residential Amenity***

The main impact arising from the development would be to the occupiers of dwellings to the west, particularly No.317 Brighton Road, and to the north in Brougham Road, particularly No.178. Dwellings to the east in flats at Onslow Court would be sufficiently remote to avoid any significant impact given the scale of the proposals and a separation distance of more than 25 metres.

To the north, No.178 Brougham Road is an end of terrace two storey dwelling set away from the site with the rear accessway separating it from the rear of the application site. No.178 has a side garage abutting its southern boundary and there is a separation distance of approximately 12.4 metres between the existing main north wall of No.319 and the main side (south) wall of No.178. There are no ground floor side windows to no.178 and with two secondary side windows at first floor level with main outlook being to the front (east) and rear (west). Whilst the proposals would be result in large and

dominating additions, given the relationship with No.178 and particularly the separation distance, there would be no significant impact arising from the bulk of the extensions to the occupiers of No.178 in terms of loss of light or outlook. The proposals would introduce a further window in the north elevation facing towards No.178, but this could be obscure glazed to protect privacy.

To the west, No.317 is a semi-detached house with a garage/store to its east side which is set back from the frontage. It has its entrance door and an obscure glazed window towards the rear of its side (east) wall and a secondary window in its side wall towards the frontage but with main outlook from a window in the front elevation. There is also a large side dormer extension with three side windows at first floor level, but also contains windows in the front and rear walls of the dormer. The proposed extension would form a three-storey height wall sited closely with this neighbouring dwelling. There is a distance of approximately 0.7m to the boundary with No. 317 and with No.317 set across the side access with a separation distance of approximately 3.6 metres overall. Although the second floor extension would be set back from the front wall of the existing front projection, the full height of the side wall and bulk of the extension would be felt by the neighbouring occupiers to the west, enclosing the entrance space to the side and to those first floor windows above, and in combination with the extent of glazing proposed on this side with a large window extending over two floors, and the extent of balcony terraces it is considered that the proposed development would be overbearing and unneighbourly to the occupiers of No.317.

***Flooding***

The site lies at the edge of Flood Zones 2 and 3 where parts of the garden fall within those zones. The proposals include reversing the layout for the existing accommodation with sleeping accommodation now proposed at ground floor level. The Environment Agency's standing advice would apply to development classed as a Minor Extension. No Flood Risk Assessment has been provided with the application but could be required by condition if approved.

**Recommendation**

**REFUSE** for the reasons:-

1. The proposed development would, by reason of its scale, design, form and detailing, appear as an incongruous and excessively dominant addition to the building detrimental to the visual amenities of the site and surrounding streetscene. As such the proposed development would be contrary to policy DM5 of the Worthing Local Plan, the Councils' SPG 'Extending or Altering Your Home', and the relevant paragraphs of the National Planning Policy Framework.

2. Having regard to the relationship with neighbouring dwellings, the proposed development would represent an unneighbourly and overbearing form of development and causing a loss of privacy, detrimental to the amenities of neighbouring occupiers, notably to No.317 Brighton Road. As such the proposal is considered to be contrary to policy DM5 of the Worthing Local Plan, and the relevant paragraphs of the National Planning Policy Framework.

**Informative**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority provides a pre-application advice in respect of any future application for a revised development.

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

Case Officer: Rebekah Hincke Date: 05.08.2024

Authorised by: Louise Prew Date: 05/08/2024