Expiry Date - 07/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0752/24 Recommendation – APPROVE

Site: 16 Dawes Close Worthing West Sussex BN11 2LB

Proposal: New front dormer

Date of site visit: 10.07.24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises a 1950's, semi-detached, gable end bungalow located at the southern end of a cul-de-sac of primarily bungalows.

The property is situated at the rear of this element of the cul de sac with a vehicular access to the south east corner for a block of garages/parking area and beyond this a small number of flat roof single storey units.

The property is set back from the road with a wraparound garden to the front, south and west, relatively enclosed to the frontage with wall and shrubs. There is an approx. 1.5m high wall to the southern side onto the parking area.

The property has a single storey forward projection with gable end and flat roof dormers to the front and to the rear.

Proposal

The application proposes a flat roof dormer to the eastern front elevation. The dormer would be wider than the existing dormer to the front with two windows. The dormer would be the same height as the existing dormer set down from the ridge.

Relevant Planning History:

AWDM/0513/12- Dormer window to front elevation- APPROVED

Consultations:

None undertaken

Representations:
None received

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Relevant Planning Policies

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

The cul-de-sac is made up of detached and semi-detached pairs of primarily hipped roof bungalows with front-projecting gable features. None of the bungalows appear to have roof enlargements in the form of dormers or hip-to-gable extensions. The bungalows on the east side are rendered above a brick plinth whilst those on the west side are faced entirely in brick, which along with differences in the fenestration pattern and positions of the main entrances, creates some variation in appearance.

The proposed front dormer would be located on the existing front roof slope, there is an existing dormer on the front roof slope which was permitted in 2012. A gable end was also added as permitted development. The new dormer would be wider but would sit symmetrically above the front gable projection. Due to the offset alignment of the existing dormer the proposed dormer would add proportion to the widened roof slope giving the property a chalet bungalow style and design.

The property is situated in the corner of the cul de sac and although attached its position next to a rear courtyard parking and garage area would mean that the development would not impact on the wider street scene of predominantly bungalows without roof extensions.

Residential Amenity

The proposed dormer would serve a bedroom, facing the street. It would not give rise to unacceptable overlooking.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: 24.07.24

Authorised by: Louise Prew Date: 30/7/2024