Expiry Date - 31/05/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0520/23 Recommendation – APPROVE

Site: Speedwell Bost Hill Worthing West Sussex

Proposal: Existing bay window to North East elevation to be demolished and replaced with L-shaped window . Roof to existing south east extension to be replaced with meadow roof and extension reclad in roman brick slips. Proposed charred timber cladding to north west facing dormer. Existing pitched roof dormer to South East to be replaced with flat roof dormer and dormers to South East facing to be overclad with zinc. Existing roof to be reclad in zinc. Proposed Brise Soleil. Proposed solar panels. Alterations to raised patio areas.

Date of site visit: 16.05.23

Neighbours checked: y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the south east side of Bost Hill and comprises of a 2 storey detached 1930s dwelling house. The property sits within a large plot with large protected trees to eastern boundary, northern corner and western corner. The property is on a sloping site falling to the north and east.

The property is larely white render with tiled roof. There are double gables to the front (road elevation) with a single storey lean to. There are feature bay windows to the north elevation. At the rear is a two storey gable projection. There are two small dormers on the rear elevation one with a pitched roof and one with a flat roof.

The property has a large terrace from the ground floor at the rear with steps to a lower garden.

The property has a detached outbuilding on the southern boundary.

To the north is a detached property at a lower level which appears to be on three levels with balcony at first floor and windows to the side and rear. It is mixed brick and tile but presents as a chalet bungalow to the frontage.

To the south east is a two storey property render with a slate roof. It has windows to the rear and side facing Speedwell. It is set behind the frontage properties with a driveway off Bost Hill to the south west of Speedwell

To the south west is a similar style property to Speedwell white render and tiled roof although it has been extended, it is at a higher level with its frontage facing Speedwell it is set well of the boundary.

The South Downs National Park is situated just beyond Downscroft the property to the northern side. It is visible in views.

The property is not within a conservation area and is not a listed building.

The surrounding area is predominantly residential on the edge of the settlement and has a wide range of property types including houses, bungalows and chalet bungalows. The materials, design and form of properties is varied.

Proposal

The proposed alterations at ground floor involve the demolition of the north east facing bay window and pitched roof to the front (north west) elevation and the insertion of new windows to the north east elevation and south east elevation with brise soleil. The existing pitched roof would be replaced with a flat roof which would be covered in meadow grasses.

At first floor the chimney would be removed. The existing pitched roof dormer would be replaced with a flat roof dormer. The other existing dormer would be over clad with zinc. PV panels are proposed on the south east and south west slopes.

The dwelling would be over clad with a mixture of brick, roman brick slips, charred timber cladding and render. The main roof would be reclad with zinc.

All the windows will be powdered coated aluminium frames externally with timber subframes.

Relevant Planning History:

None

Consultations:

None undertaken

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM16
National Planning Policy Framework (HCLG 2021)

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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.

Policy DM5 of the WLP states:

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

Visual Amenity

The existing dwelling is an older style dwelling probably 1930s it is a mix of materials, although predominantly white render and the frontage to the street is not of any particular merit. The window bays to the northern side are of character but are not replicated on any other elevations and there has been some replacement windows. The dwelling is set into the sloping site.

The proposed alterations and new materials would change the aesthetics of the building without changing the overall scale of the building.

The property is within the built up area boundary though close to the South Downs National Park boundary. The proposals would not change the scale of the development, the materials would blend into the treed landscape and as such it is not considered that the alterations would have any significant impact on views, or light pollution for the National Park.

Policy DM5 requires development to be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area.

The ‘Guide for Residential Development’ (SPD) indicates that to retain the quality of the local environment, it is essential that development proposals are designed to respond positively to their context. New development should relate well to its surroundings. It should not ignore the existing environment but should respond to it, exploiting site features and incorporating them into the process. New development should be of a high quality which responds to the urban context and settlement pattern.

The residential part of Bost Hill is made up of a small number of dwellings although it runs into Furze lane where there are a variety of house types, styles, ages and materials. The properties on Bosh Hill due to the steep slope and in some cases set back nature do not relate particularly well to each other and the large trees fill the spaces between them.

The property to the north east is brick and presents itself as a chalet style house to the front, the property to the south west is a similar style but extended does not relate particularly with Speedwell. The property to the south east is of further different character and relationship

The design, appearance and the materials proposed for the proposed development will introduce a contemporary eco-friendly dwelling to this part of Bost Hill.

The architectural and design quality is acceptable. Given the limited dwellings on this stretch of road, the slope of the site and the context between the adjoining dwellings it is considered that the alterations are acceptable and would add interest to the lane without compromising character.

Residential Amenity

DM5 requires new developments not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight and outlook.

The proposal involves the demolition of the existing north east facing bay and the insertion of new windows to the north east elevation and south east elevation with a brise soleil. There are existing windows in both elevations, properties to the north east and south are at a distance and although the windows are proposed to be larger there would not to have an unneighbourly effect on existing dwellings by reason of unacceptable loss of privacy, light, or outlook.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. No additional openings

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: 30.05.23

Authorised by: Jo Morin Date: 30.05.2023

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