Expiry Date - 24/06/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0545/25 Recommendation – APPROVE

Site: 48 Maytree Avenue Worthing West Sussex BN14 0HL

Proposal: Rooms in roof consisting of front and rear dormers and hip to barn end roof extensions

Date of site visit: 1st July 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property comprises a detached bungalow on the east side of Maytree Avenue. The property is set back from the road with parking/driveway/garden to the front and raised up from the road. The bungalow is 'P' Shaped with a forward projection. It has a bonnet style roof with the forward projection with a hipped tiled roof. The forward projection has a bay window. The property is a mixture of render and brick detailing. There is a single storey flat roof extension to the rear.

The three properties to the south are a similar style to No 48 although there is evidence of rooms in the roof space lit by rooflight windows and dormers.

The property to the north is a different style of property and has a small flat roof dormer to the front. The immediate neighbouring properties to the site are bungalows with some full two storey development further down the street.

Proposal

The application which has been amended since originally submitted proposes extending up the hip end roof to the north and south sides to produce a gable with hipped end at the top (barn style). At the front a single dormer is proposed with a flat roof. Two rooflight windows are also proposed. At the rear a larger dormer is proposed which is set in from the side elevation and set down from the new ridge. The dormer would have a flat roof. Two larger casement style windows are proposed to the dormer.

The extension would provide 3 additional bedrooms, and a bathroom in the created roof space.

Relevant History

AWDM/1955/17-Single storey rear (east) extension- APPROVED

AWDM/0626/19- Non-Material Amendment to single-storey rear extension permitted under AWDM/1955/17 for revisions to windows and doors on east elevation and provision of 2no. rooflights. Alterations to windows on existing north and south elevations. APPROVED

AWDM/0098/25- Rooms in roof consisting of front and rear dormers and hip to barn end roof extensions- REFUSED

1. The proposed roof extension and dormers by reason of the size, design, bulk and form would constitute a visually discordant addition, out of keeping with the design and appearance of the existing dwelling and surrounding development and detrimental to the street scene. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan 2023, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework

Representations:

None received.

Relevant Planning Policies

National Planning Policy Framework (HCLG 2024)

National Planning Practice Guidance

SPG ‘Extending or Altering Your Home’

(WBC) Worthing Local plan 2023 (WLP)
DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM16 - SUSTAINABLE DESIGN

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 National Planning Policy Framework advises in Paragraph 131 that 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. Paragraph 135 indicates that development should: (b) be visually attractive and (c) sympathetic to local character and history, and in Paragraph 139 states: “Development that is not well designed should be

refused especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes".

Policy DM5 of the WLP requires all new development to (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area; 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, impact on street scene and the layout of the development; and make a positive contribution to the sense of place, local character and distinctiveness of an area

The Council's Supplementary Planning Guidance 'Extending or Altering your Home' indicates the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature, its design should be consistent with your existing property's style and shape and that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling.

The application has been submitted following a refusal for a roof extension under AWDM/0098/25 as set out above.

The existing bungalow is a modest detached bungalow which is in keeping with the scale and form of other bungalows to either side and in the near vicinity of the rest of the street. The proposal would involve hip to gable extensions, small hip ends, the amended application involves a smaller dormer on the front roof slope with a flat roof aligned over the front window and a slightly larger dormer to the rear. The extensions would continue to create a whole new roof form and roof additions.

The main issue is whether the reduced front dormer and realignment is considered adequate to overcome the reason for refusal.

The character of this part of Maytree Avenue is prominently of single storey bungalows. In particular 48 (the site), 46, 44 and 42 are the same style of bungalow with a characterful style of hipped roof and forward single storey projection. Although there are examples, even of this style of property that have gone up to first floor level, these are lit either with rooflights or sympathetic dormer extensions in scale and character with the size of the dwelling.

The design of the front dormer has been much improved with a simple single dormer with flat roof and tile handing which would be sympathetic to the design and scale of the bungalow.

Mindful of permitted development which would allow a hip to gable extension to this bungalow, that there are examples of bungalows which have extended into the roof with dormers and the character of the overall street which has a variety of styles of bungalows as well as two houses it is not now considered

that a refusal can be sustained in relation to the property and on balance the roof extension is considered acceptable.

Residential Amenity

The most affected properties are 50 and 46 Maytree Avenue.

In terms of No 50 to the north this property has its garage closest to the property, the main dwelling is therefore set away from the boundary. The increase in gable end wall close to the boundary would have some impact in terms of loss of light and visual impact, however in view of the distances between the properties it is not considered that it would cause undue loss of light or visual impact so as to refuse the application on this basis. There are no additional windows on the flank elevations and as such no additional overlooking. The rear dormer would cause oblique distance overlooking of the garden of No 50, which is not considered to be detrimental.

With regards to 46 to the south, the roof extension would be set away from the boundary due to the existing garage. The extension would be north and although there would be potential for additional visual impact the windows in the north elevation of No 46 are likely to be secondary or non-habitable windows and as such it is not considered that the proposal would have an impact on loss of light or prospect to this property.

There are no additional windows on the flank elevations and as such no additional overlooking. The rear dormer would cause oblique distance overlooking of the garden of No 46, which is not considered to be detrimental. The properties at the rear off Sullington Gardens are at such a distance not to be impacted by the proposal.

Recommendation

APPROVE

Subject to Conditions:

1. Approved plans
2. Standard Time Limit
3. Materials as annotated

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? N

Case Officer: Jackie Fox Date: 05.08.25

Authorised by: Louise Prew Date: 05/08/2025