Expiry Date - 29/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0864/24 Recommendation – APPROVE

Site: 67 St Lawrence Avenue Worthing West Sussex BN14 7JL

Proposal: Proposed hip to barn-end loft conversion and rear 1st floor extension incorporating rear balcony. Single storey rear extension replacing existing sunroom.

Date of site visit: 12.08.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow occupying a good-sized plot on the south side of St Lawrence Avenue, which is characterised by a mix of bungalows and two-storey houses.

The existing bungalow has a hipped roof with twin, hipped front and rear projections. It has been enlarged by a rear infill extension (in-between the rear projections) and a rear conservatory. There is a detached, hipped roof garage building to the east side.

To the East is No.65, a detached hipped-roof bungalow occupying a similar-sized plot to No.67. It is similar in style to No.67 and has been enlarged by front and rear dormers.

To the west, No.69 comprises a detached 2-storey house occupying a double-width plot.

A row of tall, mature beech trees growing alongside the rear (southern) site boundary, and extending westward to the rear of No.69, are subject to TPO No.50 of 1995.

Proposal

Permission is sought for rooms in the roof involving 'lifting' the existing side hips to form part hipped gables, together with a first floor roof extension with rear balcony. The roof extension would extend the full width of the bungalow, above the twin rear-projecting elements and existing ground-floor infill. It would have a pitched side slopes (at a 50º angle) and a flat roof 7.2m wide by 4.7m deep positioned 0.95m below the existing roof ridge. 3no rooflights are proposed on the existing front roof slope. The proposed accommodation would consist of 2no bedrooms (one with en-suite) plus a study. The balcony

(2.9m wide by 0.75m deep), accessed from the larger bedroom, would be positioned centrally, above the 'crown' roof of the existing rear infill extension.

It is proposed to replace the existing rear conservatory with a single-storey rear extension occupying a similar footprint, 4.5m wide and 4.5m deep, aligning with the east side wall of the original bungalow. It would have a 'crown' roof 3.35m high with roof lantern and eaves set just below the eaves height of the original bungalow.

Relevant Planning History:

AWDM/1211/20 Demolish conservatory and garden room, remove hipped roofs from existing rear projections; single storey rear extension, hip to barn-hip gable extensions to main roof on east and west flanks, 3no. hipped rear dormers and 1no. hipped front dormer; raised decking to rear elevation. Permitted – lapsed without implementation.

AWDM/1140/14 Loft conversion with gable ends and rear dormer plus balcony. Permitted – lapsed without implementation.

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

The proposed elongated main roof ridge with part hipped gables will increase the 'bulk' of the roof and change the appearance of the dwelling as viewed from St Lawrence Avenue. However, given the relatively spacious nature of this and neighbouring plots, together with the diversity of property types and styles in this part of the road, the additional 'bulk' and massing of the main roof component would not appear unduly cramped or out of keeping with local character. Similar schemes at this property involving elongating the ridge to form part-hipped gables were approved in 2014 and 2020, but not implemented. A slight reduction in the overall length of the ridge, and lower eaves height of the part-hipped roof extension currently proposed has

improved the proportions of this component compared to the 2020 scheme (AWDM/1211/20).

The proposed first-floor rear extension would have an unusual form that is not particularly well-related to the original bungalow. However, only the tiled side slopes would be visible at an angle from St Lawrence Avenue though the gaps between the frontage buildings. The applicant's agent has detailed a 'ridge tile' feature that would create the impression of a fully hipped roof form, helping to disguise the flat roof of this feature viewed from St Lawrence Avenue. Although large, the first-floor rear addition would not be a conspicuous addition to the street scene. Attention has been drawn in the submitted Planning Statement to an example of a large roof extension implemented nearby at No.63 (AWDM/0089/20) which despite incorporating a large flat-roofed component to the rear has had very little impact on the street scene, its relatively large scale being imperceptible in public view.

The cement board cladding to be used on the vertical rear face would not be visible from St Lawrence Avenue. The slide slopes of the first-floor rear extension and vertical walls of the part-hipped side gables would be finished in tiles to match the existing roof.

The proposed ground-floor rear extension in place of the conservatory would be in-keeping with the scale and appearance of the bungalow.

The TPO trees are remote from the rear of the bungalow (30+ metres) and will not be affected.

Residential Amenity

The most affected properties are the houses on either side of the application property, Nos. 65 and 69 St Lawrence Avenue.

The 'bulk' of the proposed roof extensions would have only a very limited impact on the amenities of No.65 which is separated from the bungalow at No.67 by the existing detached garage building. The vertical wall of the first-floor rear extension would extend no further rearward (south) than the main rear wall of the original bungalow at No. 65, or the rear face of its existing dormer.

Given the separation distance (minimum 3.5m) there would be no significant overshadowing or overbearing impacts arising from the proposed replacement single-storey rear extension. There are two coloured-glass (but not obscure-glazed) windows in the flank of No.65 facing the proposed ground-floor extension. Given that the existing conservatory at No.67 is clear-glazed on all sides, it would be difficult to justify a requirement to obscure-glaze the proposed window in the east side of the replacement extension, despite the current low boundary treatment on this side.

The dwelling at No.69 is sited over 5 metres from the shared boundary with No.67. First-floor windows in the east flank wall appear secondary in nature.

The scale and ‘bulk’ of the proposed rear extensions would be clearly visible from a ground-floor bay window feature sited toward the rear (south) of this side elevation. The ‘bulk’ of the proposed hip-to-gable extension would be no worse than as previously approved (see above), whilst the sloping sides of the first-floor rear component would adequately mitigate the impact of this element and would have no significant overshadowing or overbearing impacts.

The proposed rear balcony is very modest and well-separated from the site boundaries and would not give rise to unacceptable overlooking of neighbours. Similarly, windows in the first-floor rear extension would primarily overlook the generous rear garden and are consistent with the surrounding suburban setting.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as stipulated on the application form unless otherwise agreed
4. No openings to first-floor side elevations or roof slopes of extensions

Informative

Pro-active Amendment

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

Case Officer: Jo Morin Date: 23.08.2024

Authorised by: Louise Prew Date: 23/08/2024