DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: 11/0111/FULL 40 Normandy Road Worthing

DATE OF SITE VISIT: 24 March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application site comprises a brick built end of terrace house with pebble-dash render fronting onto Normandy Road. The house features an existing single storey rear projection under a catslide roof to the rear. The area in the vicinity is characterised by similarly styled terraced houses.

PROPOSAL:

The application proposes the formation of ground and first floor rear extensions. The first floor element proposes the formation of a extension over an existing projection presently covered by a catslide roof with dimensions of 3 metres in width, 3.2 metres in depth with a hipped roof and height of 6.6 metres to the ridge. An existing single storey glazed extension in the rear angle would be replaced by a brick built structure with dimensions of 3.1 metres in width, 3.2 metres in depth with a pitched roof with a height of 3.5 metres.

RELEVANT PLANNING HISTORY:

None relevant.

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policies BE1, H16 and H18
Submission Core Strategy policy 16
PPS1: Delivering Sustainable Development

REPRESENTATIONS:

No submissions were received in relation to Council's notification of the proposal.

RELEVANT CONSULTATION RESPONSES:

None relevant.

PLANNING ASSESSMENT:

The application site is located within the built up area wherein domestic extensions are generally acceptable subject to the design being satisfactory and there being no detriment to the amenity of the occupants of neighbouring houses.

The extension is considered to be of an acceptable design and integrates well with the existing house. The extension remains subordinate to the main house and would not be a prominent feature in the streetscape. Although the loss of the feature catslide roof is regretted, the building is neither listed nor in a conservation such that its retention should be required.

The single storey element of the extension align with a neighbouring deeper single storey extension and has no side facing windows and as such is not considered to result in any harm to neighbours amenity. The first floor element is relatively deep but has a low profile and introduces minimal bulk beyond that created by the existing catslide. The extension is set away from the neighbour at number 42 by around 3 metres and this is considered a sufficient distance such that the development would not appear intrusive or overbearing.

Two parking spaces are available on the site frontage and in any case the extension is not considered likely to create any additional parking demand.

In other regards the development is not considered to warrant objection and is recommended for approval.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

RECOMMENDATION:

Grant Planning permission subject to the following conditions:

- Standard time limit
- Plans
- Materials
- No first floor side windows

REASONS FOR RECOMMENDATION:

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring

properties. It would consequently not conflict with the 'saved' policies of the Worthing Local Plan (BE1) and the Submission Core Strategy (policy 16).

The proposal accords with the relevant policies of the Development Plan.

Saved Worthing Local Plan Polices

BE1, H16 and H18

Submission Core Strategy

Policy 16

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION? N

DELEGATED

Case Officer sign.....Date 24/3/11

Authorising Officer sign.....Date 29.3.11