DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0055/FULL 35 Pines Avenue Worthing

DATE OF SITE VISIT: 22 February 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

Application re-advertised following the receipt of plans amending/reducing the size of the dormer windows.

SITE AND SURROUNDINGS:

The site comprises a semi-detached bungalow which faces Pines Avenue. The original house featured hipped roofs but has been altered to form a gable build up to a three quarter hip and box dormer has been formed in the rear roof slope.

Pines Close is comprised of detached and semi-detached 1950s bungalows. Whilst many of the bungalows in the cul-de-sac have been altered, number 35 comprises one of only two which incorporates a hip to gable roof extension and would be the first to incorporate dormer windows to the front elevation.

PROPOSAL:

The application seeks full planning permission for the formation of two (2) pitched roofed dormer windows to the front roof slope. Each dormer would have dimensions of 1.5 metres in width, 3 metres in depth and a height of 2 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 subject site comprises a semi-detached bungalow which has been the subject of various extensions and enlargements including the formation of a half hipped gable build up and box dormer to the rear roof slope. The application proposes the formation of two (2) pitched roof dormer windows to the front elevation, each with a width of 1.5 metres.

The majority of the bungalows within the cul-de-sac at Pines Avenue feature their original hipped roofs and are not particularly characterised by roof alterations. The existing bungalow at number 35 already features a gable build up to one side and box dormer with the two proposed dormer windows introducing a further variation to the roof.

The alterations would unbalance the building in relation to its adjoining neighbour at 33. Further the house would be noticeably different to others in the cul-de-sac which possess a general similarity. However this variation to the prevailing roof treatment is not considered to be harmful to the streetscape. The dormers remain of a modest size and scale and would not dominate the roof slope. Although the general symmetry would be lost, the bungalows are not listed, within a conservation area and nor are of any special note, comprising fairly typical examples of 1950s bungalows. The dormers themselves are of a reasonable design and do not dominate the roof slope.

The dormers are not considered to introduce any additional overlooking towards neighbours, being set within the front roof slope with the only additional vantage being to the street.

The proposal is not considered to appear intrusive or overbearing or result in a loss of outlook for neighbours.

Ample parking space remains available within the application site for in excess of two vehicles. In any case the development is not considered likely to result in any material intensification of the use of the property that would require additional vehicle parking provision.

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 to match

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 22/3/11.....

Authorising Officer sign .....Date 28.3.11.....