DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

WB/11/0018/FULL

62 Findon Road
Worthing
West Sussex

DESCRIPTION OF DEVELOPMENT

Proposed construction of a semi-detached chalet bungalow.

This entails extending the detached bungalow to the north by 5.9 metres (width) to the north and 11.15 metres to east (depth) and creating living accommodation in the roof to form a two bedroom self contained chalet bungalow.

The extension roof follows the ridge (5.9 metres) , eaves (2.9 metres) and hip of the existing bungalow at the front but the eaves are raised slightly to 3.1 metres at the sides and 3.8 at the rear. A dormer with a very shallow pitched roof is sited on the north flank with a 5 metres set back and measures 2.s metres wide; 1.5 metres tall and 2.2 metres deep around 0.4 metres below the roof ridge. It serves a bathroom and is obscure glazed.

One rooflight in the front, two on the north flank and one on the east flank window serve the tow bedrooms in the attic.

The extension is faced in render with redbrick decorative bricks on quoins and plinth with plain roof tiles and ridge to match the existing bungalow though the dormer is lead faced.

The existing garden is subdivided to correspond with the new dwelling's footprint with a small rear and front garden and exploits the existing vehicular access to provide two parking spaces.

An existing garage to the side of the existing bungalow would be demolished to facilitate the proposal and a new vehicular access formed off Hurst Close to the south into the retained back garden of the existing bungalow to provide compensatory parking for two cars.

DATE OF SITE VISIT: 15.3.11

NEIGHBOURS CHECKED : Y / ~~N~~

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

SITE AND SURROUNDINGS:

The property which is the subject of this application is a small, inter war detached bungalow, set on a reasonably large corner plot (with Hurston Close) on the southern end of Findon Valley in this low density residential suburb, straddling the busy A24 Findon Road. It is attractive and characterful with its balanced composition of hipped roof and large front windows and central hipped porch and plain tiled roofs and rendered walls with decorative brick edging.

It is adjoined by other bungalows of a different design to the north, its nearest neighbour being No 64. This is a detached bungalow of a similar design, set back from the common boundary by its carport/garage at the front and rear detached garage. Its facing side elevation is entirely blank, save for a secondary kitchen window min the main building and flank of the rear conservatory which is given over entirely to storage.

The blank gable end of a small terrace of 1960 houses, off Hurston Close stands to the west. Opposite (to the east) are two storey houses with verdant gardens.

The property benefits from a pitched roof detached garage on it is northern boundary and is marked by a 1.8 to 2m fence on its north and east boundaries and tall conifer hedge on its Hurst Close (southern) frontage. The front garden provides parking for at least 3 cars

RELEVANT PLANNING HISTORY:

Application Number	Development Description	Decision	Decision Date	Appeal Decision	Appeal Decision Date
01/00890/FULL	Proposed extension to rear of property	GRANT CONDITIONAL CONSENT	17-10-2001		
05/0112/FULL	Single storey side extension, conservatory to rear, new detached garage with vehicular access off Hurston Close and new porch to front elevation.	WITHDRAWN	08-03-2005		
05/0765/FULL	Single storey side extension , rear conservatory, new detached garage with vehicular access off Hurston Close and new porch to front elevation.	GRANT CONDITIONAL CONSENT	05-09-2005		
08/0024/FULL	Single storey side and rear extension, (revised proposals, WB/05/0765/FULL refers) The proposal entails enlarging the footprint by extending at the rear and side to create an L shape. The side extension reproduces and extends the roof. It measures 4.5 metres wide and 7.5 metres deep. A rear hipped roof extension projects the same depth and stretches across half the width of the bungalow but is lower than the side extension. It comprises two elements. The side and rear	GRANT CONDITIONAL CONSENT	06-03-2008		

extensions contain openings, but following the deletion of the conservatory, the precise details of the south elevation of the rear extension is not detailed. The walls and roof are to match the existing white render and pain tiles, with matching brick quoins on the front elevation.

11/0018/FULL Proposed construction of a semi-detached chalet bungalow. PENDING

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

The Highway Authority

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. WB/765/05 to which no highway objections were raised.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The proposal is for the erection of a 2-bed dwelling via an existing access onto Findon Road, and a new access will be created onto Hurston Close to serve the existing dwelling. The new access at this site should be constructed to a highway specification, which is available from the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR, (Tel no: 01243 642105). Furthermore, pedestrian visibility splays of 2x2m should be secured by condition.

WSCC notes that there is no detail provided regarding the parking of vehicles at this site. WSCC would therefore recommend that a condition be attached securing the provision of a plan showing an acceptable parking layout for both dwellings.

The new dwelling is to be situated in a sustainable location, and the proposed number of parking spaces is appropriate to serve the anticipated demand. Cycle parking should, however, be secured by condition.

No anticipated highway safety implications subject to conditions relating to pedestrian visibility, car parking and cycle parking. Furthermore, the Applicant is advised to contact the Area Engineer to obtain formal approval from the highway authority to carry out the site access works on the public highway.

The Executive Head of Health and Community Safety: No objections

3 Hurston Close

Objects on grounds of exacerbating an already overcrowded area, particularly in relation to vehicles and will aggravate parking and traffic problems in Hurst Close where large number of small children live and give rise to overdevelopment.

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.

RELEVANT PLANNING POLICIES:
(Refer to national, structure and local plan policies where relevant)

Saved Worthing Local Plan Polices BE1, H18 and TR9,
Worthing Core Strategy Policies 7, 8 and 9
PPS1: Delivering Sustainable Development
PPS3 Housing
PPG13: Transport

PLANNING ASSESSMENT: (Include any impact on Crime & Disorder and Issues identified above)

The principal issues raised by this proposal are:-

- The principle of residential development, dwelling type and density.
- Impact on the amenity of future occupiers and neighbours
- Impact on the integrity of the design of the property and character of the townscape.
- Access and parking
- Other environmental matters

The principle of residential development, dwelling type and density.

Changes to Planning Policy Statement 3; Housing last year reinforced earlier amendments and reconfigured the policy framework for assessing the principle of residential development in domestic gardens. Domestic gardens are no longer classified as brownfield ("previously developed land"), and, as such, the priority once enjoyed by residential development on garden land, no longer applies. Effectively, such new development (or "garden-grabbing") now needs to demonstrate that there are persuasive reasons to allow the development in relation to national policy, the Development Plan and any other material considerations, which outweigh the loss, or, impact of the loss, of the garden and the development is, otherwise, acceptable. It is important to note that this does not constitute a blanket ban on residential

development in gardens and suitable forms of such development in appropriate locations will continue to be acceptable and necessary. Recent appeal decisions have confirmed this approach.

A number of factors need to be assessed in making the judgement of acceptability.

First, in this particular case, is the fact that the principle of substantial physical development has been previously established by a recent planning permissions for a side extension (WB/08/0024/FULL and WB/07/0765/FULL) refers), albeit less deep and wide than the current proposal.

Secondly, a prime issue in terms of current Government policy is the sustainability of the location. Whilst, lying in an outer residential suburb, it is within the defined urban area and not too remote form local shops and primary school and is well served by buses and close to the A27/A24.

Thirdly, is how the dwelling type meets identified need. The Core Strategy indicates in Policy 8 that; within suburban areas only limited infilling will be allowed, which will predominantly consist of family houses, whilst Policy 9 indicates that the existing housing stock will be retained unless the proposal results in a net increase in the family housing stock. The aim here is to redress the imbalance between family houses and non-family, smaller accommodation to better meet housing need and to protect the character of residential suburbs where family houses prevail. The proposed new dwellings clearly qualify as a "house", (with garden) and meet an identified housing priority. That said, the loss of part of the rear garden of the existing house (No 10) would diminish its attractiveness and usefulness for future family occupation but, it is considered not unacceptably, as decent sized and private gardens would still remain for this 2 bed roomed bungalow.

Fourthly, how efficiently the development makes use of land should be considered. National minimum densities have been removed in the recent changes to Planning Policy Statement 3: Housing in preference for locally set standards. No local densities have yet been prepared but, looking at the site and surrounding pattern of development, the proposal would not appear, uncharacteristically, cramped or out of character with a number of infill or backland development having occurred in recent years.

A further issue is the importance of the proposal, numerically, in meeting local housing requirements. The South East Plan and as a consequence its targets have recently been rescinded but there is an expectation that a 5 year housing supply will still need to be maintained and the Core Strategy Policy sets targets. In recent years, monitoring of dwelling completions indicate that annualised targets have been exceeded and the Core Strategy makes provision to meet the South East Plan targets, without reliance on such "windfall" sites such as this. However, this situation will need to be reviewed to take account of the new Planning Policy Statement 3: Housing and carefully monitored. Indications are, nonetheless, that, historically, such small scale, "garden-grabbing" sites have not been significant in housing supply terms.

Other relevant factors are assessed below.

Impact on the amenity of future occupiers and neighbours

The new bungalow stands to the south of No 64 and is on the same front building line as its neighbour to the north (No 64), though deeper. However, it would enjoy an adequate separation distance between the new dwelling and the flank of No 64 (of 3ms) and boundary (1.2 metres) with this neighbour. The bulk of the relevant south elevation of the bungalow No 64 is screened from the application site by a substantial and long attached car port/garage and detached garage at the rear with a 1.8 to 2ms tall boundary fence running in between. The more sensitive parts of the south elevation are still further away from the side extension due to the stagger of the No 64. A conservatory does face the new dwelling but this is used solely for storage. Furthermore, the side elevation of No 64 is entirely blank, save for a secondary kitchen window. That said, the proposed new dwelling and contains three windows. However, given that two of these windows are secondary and one exclusively serving a small study, it would, nonetheless, be appropriate to obscured glaze these.

In any event, the proposed new dwelling would replace an existing substantial pitched roof garage belonging to No 62 which sits on the boundary with No 64.

The north flank dormer serves a bathroom and may be obscure glazed by condition to safeguard privacy as may the flank rooflights which are both secondary.

The separation distance of the rear extension from its neighbour to the north and east is adequate, and combined with the 2m fence screening on each of these boundaries and conifer screen on the Hurst Close frontage and modest scale and hipped roof, would not raise any significant amenity issues.

The new dwelling is small but provides adequate accommodation space and garden for a family dwelling.

As such the proposal is unlikely to give rise to unacceptable amenity impacts.

Impact on the integrity of the design of the property and character of the townscape

The new dwelling retains adequate curtilage space and physically integrates successfully with the parent bungalow and would not appear cramped, awkward or incongruous in the townscape or pattern of development.

The overall composition is acceptable harmonising with the key features of the front elevation of the parent bungalow and palette of materials, yet retaining a separate identity, though at the expense of the existing symmetry.

The side dormer is not a positive feature but is well set back and reasonably diminutive and functionally necessary to provide a bathroom. It would not be unacceptably obtrusive.

The raised eaves ah the sides and rear are slightly awkward and detract from the integrity of the composition. However, lowering the eaves could not be achieved without clumsy unbalancing of the roof design or loss of significant part of the loft

accommodation. The side would not be readily visible from the street due to the proximity of the boundary wall and adjacent building and the rear is entirely obscured by trees. In these circumstances , it is not unacceptable.

As such the proposal is unlikely to give rise to unacceptable visual impacts.

Access and Parking

The site is reasonably sustainably located and retains the existing vehicular access. One parking space is provided which is just adequate for this location, especially given the site's Hurst Close frontage and scope for on street parking. The new vehicular access off Hurst Close will reduce kerb side parking but not unacceptably and is sufficiently remote from Findon Road to avoid any highway safety issues.

Other environmental matters

The loss of the garden space would not compromise any significant tract of green infrastructure or the character of the area or biodiversity.

The applicant has committed to build to Level 3 of the Code For Sustainable Homes which will secure the development green credentials and help compensate for the loss of open space and increased carbon footprint. This may be secured by condition

The development will increase built surface and so measures to sustainably deal with surface water drainage are necessary and may be secured by condition.

RECOMMENDATION:

Grant Permission subject to conditions on

Time;
Approved drawings
no new widows in north or south elevation
Materials to match existing external features/finishes;;
Obscure glaze north elevation windows and rooflight
Provide south boundary fence 1.8 metres tall
Surface water drainage
Code For Sustainable Homes Level 3
Provide new vehicular access and parking space before occupation and agree sightlines to access.

REASONS FOR RECOMMENDATION:

The principle of residential development is acceptable on this sustainably located site within the urban area without any undue harm to the green space on this site and makes efficient use of a significant garden, helps satisfy a need for family housing and enjoys an acceptable level of accessibility. The dwelling incorporates welcome green features, is modest in scale and is generally sensitively designed, sited and screened to avoid unacceptable visual or neighbour harm and provides an acceptable standard of accommodation for future occupiers. Vehicular access and parking arrangements are acceptable in this sustainable location with adequate parking available.

The application is acceptable subject to suitable conditions to safeguard the environment, amenity and safety.

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

Saved Worthing Local Plan Polices BE1, H18 and TR9

Worthing Core Strategy Policies 7, 8 and 9

PPS1: Delivering Sustainable Development
PPS3 Housing
PPG13: Transport

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

DELEGATED

Case Officer sign..... Date 29.3.11

Authorising Officer sign..... Date 29/3/11