DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

WB/08/0532/FULL 1 Goodwood Road

DATE OF SITE VISIT: NEIGHBOURS CHECKED: Y

12 June 2008

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

None.

SITE AND SURROUNDINGS:

The proposal concerns a detached chalet dwelling at the corner of Goodwood Road and Offington Lane off the Offington roundabout junction. The property is partially screened from the roundabout by trees and well established vegetation. The front entrance and main façade address Goodwood Road.

The property has rooms in the roof and flat roof dormers with weatherboard cheeks. The property has a tall roof finished with plain tiles, gables finished in white painted weatherboard and facing brick external walls at ground floor level. The property benefits from a flat roof garage and a single storey side extension.

Permission is sought to convert the property into a pair of self-contained flats - a 1-bed on the first floor and a 2-bed on the ground floor.

In 2002 a similar proposal for conversion of the property to two flats was approved subject to conditions (WB/02/00107/FULL refers). Since this time the single storey side extension has been added (WB/04/00418/FULL refers).

Unfortunately no floor plans appeared to have been submitted under the earlier application in 2002.

RELEVANT PLANNING HISTORY:

A first floor side extension was refused in 2005 (WB/05/0875/FULL refers) for the reasons that:

> *The proposed development by virtue of its siting, massing and design would have an unacceptable overbearing and overlooking effect on adjoining premises and would be prominent and obtrusive in the street scene. As such the proposal conflicts with Policies BE1, and H16 of the Worthing*

Local Plan 2003 and Policies DEV1, CH1, of the West Sussex Structure Plan 2001-2016.

DESIGN AND ACCESS STATEMENT

One has been submitted and is on file.

RELEVANT PLANNING POLICIES:

Saved Policies BE1, TR9, H10, H13, H16 and H18 of the Worthing Local Plan 2003; Saved Policies LOC1, NE1, NE2, NE3, ERA1, CH1, DEV1, DEV4 and DEV5 of the Saved West Sussex Structure Plan 2001-2016; Parking Standards & Transport Contributions - Supplementary Planning Guidance: 2005; PPS1 - Delivering Sustainable Development (2005); PPS3: Housing (2006); PPG13: Transport; PPS22: Renewables; and PPS25: Development and flood risk (2006).

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None.

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 on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT:

Principle

The area is predominantly residential and characterised by family dwellings, with the exception of some purpose built flats in Fontwell Drive on the opposite side of Offington Corner (roundabout).

The proposed use is in keeping and the net increase of one dwelling unit helps meet housing targets set out in the Structure Plan on previously developed land.

The scale of development proposed can be accommodated comfortably within the envelope of the existing building.

Access to the first floor flat will be via a new door (and window) in the north elevation. A 2m high timber fence will sub-divide the rear garden into two private amenity areas for each of the flats proposed.

No other external alterations are proposed.

Amenity

The net increase of one small dwelling unit is not significant and will not generate harmful levels of activity at this site, which lies adjacent to a busy and noisy roundabout.

As with the 2002 application, if granted it is recommended a condition be imposed requiring details of sound attenuation to safeguard the amenities of future occupiers. This would most likely involve planting, walling/acoustic fencing and triple glazing.

The southerly facing first floor windows did raise concerns. They would serve a bedroom at the rear, bathroom in the middle and secondary living room window at the front (this room is twin aspect). The nearest window to No. 3 Goodwood Road south of the site is 21m distant. The rearmost window of the proposed development might overlook part of the rear garden to No. 117 Offington Lane. However, this room already serves as a bedroom in the existing chalet and as such harm to residential amenity would not be worsened as a result. The previous application was also considered acceptable despite this rear window.

The centre bathroom window can be obscure glazed as can the secondary living room window, albeit 21m from the flank wall of No. 3 Goodwood Road.

Parking

Existing off-street parking is off a long crossover and almost the whole frontage is laid to hardstanding with only a small area of unkempt grass. There are five off-street parking spaces and a single garage. This represents a surplus of three parking spaces because 4-bed dwellings like the existing chalet normally require a maximum of 3 spaces or a garage.

The proposed use would require 2.5 parking spaces or two garages. The applicant proposes the garage and space in front for use by the ground floor flat (maximum standard is 1.5 spaces) and one space for use by the first floor flat (right on). The proposal therefore proposes a surplus of 0.5 spaces. The site however, is not in a very sustainable location and although it is near to a small number of bus services it is some distances to local shops, services and employment. As such future residents will likely rely on cars. The applicant has offered secure and covered cycle storage to help encourage non car modes of transport.

The development proposal is an opportunity to improve the appearance of the existing frontage and it is recommended a condition be imposed requiring details of a landscaping scheme to include details of porous hard surfacing materials.

RECOMMENDATION:

Approve.

1. C1ARev.

2. Landscaping of parking area and use of porous surfacing materials.
+2a.

3. Parking and turning areas to be maintained and made freely available for parking at all times unless otherwise agreed.

4. Dustbins/recycling.

5. C13L - Sustainable design features.

6. Scheme for protecting the proposed dwelling from noise from the A27 (road) to be approved and completed prior to occupation of dwellings.

REASONS FOR RECOMMENDATION:

The proposal accords with the Development Plan.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? No.

DELEGATED

Case Officer sign..... Date 8/7/08

Authorising Officer sign..... Date 14/7/08