Expiry Date - 2/6/14

Development Control – Delegated Officer Report

Application Number: AWDM/0430/14 **Recommendation – APPROVE**

Site: 14 Charmandean Road Worthing

Proposal: Two-storey side extension and single-storey rear extension

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for an L-shaped two-storey side (with chimneys) and single storey rear extension to measure (at max) 9.1 metres in height, 13 metres in length, and 9 metres in width.

The application property is a detached two-storey dwellinghouse occupying a corner site. It is built with a mock-Tudor finish, with front bays and characterful chimneys.

The surrounding area is residential in its character, in an outer suburb close to Broadwater commerical parade.

Relevant Planning History

None

Consultations

None

Representations (summarised)

Support received from occupiers of 3 Charmandean Road and 57 Broadwater Way:
Clearly aimed at improving quality of life of an older person and as such receives the support of the community. Our gardens back on to one another and we are most affected by this proposal but can see no reason why this development should not go ahead

Relevant Planning Policies and Guidance

Worthing Core Strategy 2006-2026 (WBC 2011): 16
Worthing Local Plan (WBC 2003) (saved policies): H16, H18

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The single storey rear element of the extension is of a modest scale in relation to the rest of the building and is sufficiently architecturally integrated to the host building.

The two-storey element of the extension to the side is large, but of a scale that is not overwhelming to the rest of the host building. This is because its roof form is sufficiently integrated with a lower ridge and there is a set back from the gabled frontage, both of which ensure the extension is suitably subservient visually (if not physically) so the form and shape of the original building is still recognisable.

This side extension would substantially narrow the space between the building and the highway, resulting in a prominent building. However there is a mix of building types occupying the corner plots with a certain amount of variance in their position in relation to the highway. The resultant building would therefore not be out of character with the area.

Effort has been made to with the exterior detailing of the extension and the inclusion of chimneys, which should be applauded as it raises the design merit of the proposal.

Residential amenity – effect on existing dwellings

The extensions are physically distant from immediate neighbouring buildings, so as to avoid undue overbearing and overshadowing effect upon neighbouring occupiers.

These distances are also sufficient to avoid undue overlooking and loss of privacy is avoided as the views afforded would be no greater than then present –given the existing views onto neighbours already experienced.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Materials and finishes to match

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the

presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 30-05-2014

Authorised and signed by: Peter Barnett Date: 2 June 2014