DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0134/FULL 4 Second Avenue

DATE OF SITE VISIT: 23 March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

The application was re-advertised on 23 March following the receipt of amended plans.

SITE AND SURROUNDINGS:

The application site comprises a substantial detached house with attached single garage located on an approximately 1000 square metre site. The site is located on the southern side of Second Avenue which is distinctly characterised by detached houses on large plots enjoying considerable separation distance to the side boundaries.

PROPOSAL:

The application seeks to construct two (2) single storey side extensions and (1) one single storey rear extension. The east side extension would have dimensions of 2.6 metres in width and maximum height of 3.8 metres. The west side extension would have a width of 3.4 metres and height of 3.3 metres. The rear conservatory would have a width of 3.9 metres, depth of 4.7 metres and a height of 3.6 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:

West Sussex County Council Archaeologist raises no objection to the proposal.

PLANNING ASSESSMENT:

The application site comprises a substantial double fronted detached house fronting onto Second Avenue. The house is arranged centrally within its plot with ample distance to either side boundaries.

Second Avenue is distinctly characterised by large houses in large plots with space around the buildings. This provides a low density and spacious feel giving the impression of an uncluttered and landscaped streetscape. Buildings generally have around 3 metres to the boundary at first floor level although this can be greater. Buildings constructed up to the boundary are uncommon.

This application would result in single storey buildings in close proximity to both side boundaries which is not a feature of the area and would constitute an erosion of the established character of the area.

However both side extensions could be constructed with deemed planning permission as 'permitted development'. The width of both side extensions is, even cumulatively, less than half the width of the existing house and otherwise compliant with the provisions of the Order. The only element of the proposal requiring planning permission from Council constitutes the separate conservatory due to its height and depth.

As 'permitted development' the extensions could be constructed with deemed planning permission which makes a significant material consideration in the consideration of the application. The effect being that notwithstanding the planning merits of the case, the extensions could be constructed anyway.

The conservatory remains subordinate to the house and is otherwise considered acceptable, integrating satisfactorily with the existing building.

The extension to the east side would project to the rear by around 3 metres but is set well away from the neighbour at number 6 and in any case would be of a lower height than established boundary screening.

No windows are proposed which could allow additional overlooking towards neighbouring houses due to the substantial hedges to all sides of the property.

Ample parking space is available on the site frontage and no alterations are proposed to the access or to parking arrangements.

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

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.....13/4/11.....

Authorising Officer sign.....Date.....13:4:11.....