DELEGATED APPLICATIONS
ASSESSMENT SHEET

APPLICATION No. and SITE: WB/11/0005/FULL – 52 Chesswood Road ✓
& WB/11/0023/FULL – 54 Chesswood Road

DATE OF VISIT: 23rd March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR CONSULTATIONS: N/A

PROPOSAL, SITE AND SURROUNDINGS

Permission is sought to extend, forwards, and construct a pitched roof over an existing pair of semi-detached flat-roofed garages in the rear gardens of 52 and 54 Chesswood Road. Permission is also sought to erect a conservatory and a small workshop/store at No. 52 Chesswood Road. Two applications have been made for the proposals: WB/11/0005/FULL affecting 52 Chesswood Road and WB/11/0023/FULL affecting 54 Chesswood Road.

The resulting converted and extended garages would provide a single pitched roofed detached building at the rear of these single dwellings. It would measure 8.65m long, 5.85m wide and 5m high. It would incorporate a plain tiled pitched roof, terminating with a gable at each end, over brick external walls, to match the existing dwellings. The proposal would provide a hobbies room and a shower room for the occupiers of 52 Chesswood Road. The works include the installation of two new roof lights, two windows and a door, replacing the existing up-and-over door to the front of the garage, for 52 Chesswood Road, with a garage-workshop, including a new window and door, replacing the existing garage doors, for the occupiers of 54 Chesswood Road.

The proposed conservatory would be located in the eastern part of the rear garden of No. 52 Chesswood Road. It would be built on the west side of the proposed extended and converted garages to the rear of 52 and 54 Chesswood Road. The conservatory would measure 8.6m long, 3.2m wide and 3.8m high. It would incorporate a polycarbonate translucent pitched roof, a brick plinth and clear glazed windows to the side elevation and opaque windows to the rear elevation. It would be positioned 1.5m from the boundary with No. 9 Stuart Close to the south and 4.4m from the western boundary of the site. The proposed workshop/store would measure 4.05m long, 1.1m wide and 2.5m high. It would have a pitched tiled roof over brick elevations and would be attached to the west side of 52 Chesswood Road at ground floor level.

Nos. 52 and 54 Chesswood Road form a pair of 2-storey houses with garages. They are situated on the south side of Chesswood Road between Ladydell Road and Stuart Close. The site is adjoined to the south by a detached bungalow, 9 Stuart Close, which forms part of a small cul-de-sac of eight bungalows, Nos. 2 to 9 Stuart Close. To the east of No. 54 Chesswood Road is No. 1 Stuart Close, a semi-detached house. To the west of No. 52 Chesswood Road is Chesswood Lea, a modern 3-storey block of 20 flats.

RELEVANT PLANNING HISTORY

19[illegible]5: Outline planning permission for erection of 6 houses and 8 bungalows; Nos. 1 – 10 Stuart Close and 52 – 58 Chesswood Road (WB/677/65); 1966: Approval of reserved matters, granted (WB/523/66)

RELEVANT SAVED PLANNING POLICIES & NATIONAL PLANNING POLICY GUIDANCE

'Saved' Worthing Local Plan: Policies BE1, H16, H18
Worthing Borough Council's Core Strategy (April 2010): Policy 16
South East Plan: CC1, CC6

REPRESENTATIONS

The Borough Technical Services Manager comments that the site does not lie in Flood Zone 2 or 3 and it lies outside areas subject to Surface Water Flooding. The site is not in a known area of contaminated land, therefore the roof drainage from the extension should be discharged to soakaways; however, in the absence of any ground investigation or drainage details, he requests a drainage detail condition requiring that no development shall commence until a scheme for the disposal of surface water has been approved in writing by the Local Planning Authority. Satisfactory soakage tests in accordance with BRE Digest 365 (1991) are the criteria for this condition.

HUMAN RIGHTS

Article 8 of the First Protocol (Protection or Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that this 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.

PLANNING ASSESSMENT

Policies CC1 and CC6 of the South East Plan, 'Saved' Policies, BE1, H16 and H18 of the Worthing Local Plan 2003 and Policy 16 of Worthing Borough Council's Submission Core Strategy (April 2010) are relevant to the applications.

Under 'saved' Policy H16 of the Local Plan, extensions and alterations to dwellings and ancillary development will normally be permitted providing:-

(i) the scale, design, materials and site coverage would be satisfactory in relation to both the existing property and any predominant characteristics of adjoining properties or the area as a whole;

(ii) the proposal would not adversely affect the appearance of the street-scene by occupying space betweer buildings which should remain open;

(iii) the proposal would not result in an unacceptable degree of overlooking or overshadowing of neighbouring property or have an overbearing effect.

The main issues to consider under these policies are the impact of the proposed development on the predominant characteristics and appearance of the existing dwellings and the surrounding area and on the amenities of the occupiers of the adjoining residential properties, in terms of its scale, layout, design, site coverage and land-use.

No. 52 Chesswood Road is a detached house. It lies on a 11m wide by 33m deep plot, of which the rear garden depth is 8.5m, including the western half of the existing pair of garages. No. 54 Chesswod Road is a semi-detached house, paired with No. 10 Stuart Close, to the east. This lies on a 11.5m wide by 33m deep plot, of which the rear garden has a depth of about 11.2m and a width of 11.5m, narrowing to 5.5m on the rear boundary. Its garage is the eastern half of the pair of garages to the rear of 52 and 54. The garages measure 5.5m long, 5.2m wide and 2.8m high (3.2m high to the roof parapets). The properties form part of a small scale residential development, built in 1967, comprising six houses and eight bungalows with flat-roofed detached garages.

This development has a spacious character and layout, with the rear gardens forming defined gaps between the houses in Chesswood Road and the bungalows in Stuart Close. The existing flat-roofed garages to the rear of Nos. 52 and 54 Chesswood Road are a low-form outbuilding on the common boundary within the rear gardens, which do not intrude into the street scene.

Against this established pattern of development, the proposed extended and converted, much higher, detached single pitched roofed outbuilding would occupy a much larger area of the rear gardens than do the existing garages

Whereas the existing garages occupy an area of some 31.6sqm, with a height of 2.8m to their flat roofs, the proposal would increase the footprint of the building to one of 50.6sqm in area, an increase in area of 19 sqm, with a ridge height of 5m. As part of the works, the building would be extended forwards (northwards) by approximately 3.15m so that it would align with the recessed part of the rear elevation of 52 Chesswood Road, but with a gap of 3.25m to the rear elevation of 54 Chesswood Road. On the rear boundary, the building would be raised in height to 5m, by 5.85m wide, on the common boundary with No. 9 Stuart Close, the adjoining bungalow to the south.

Having regard to the predominant characteristics of the dwellings, Nos. 52 to 58 Chesswood Road and 1 to 10 Stuart Close, of which these dwellings and their rear gardens and flat-roofed garages form part, the proposed pitched roofed extended building to the rear of 52 and 54 Chesswood Road, in my view, would introduce an unsympathetic and discordant form of development into the locality by reason of its excessive height, bulk and scale and its excessive site coverage, massing effect and cramped appearance in relation to the existing dwellings, 52 and 54 Chesswood Road and their garden spaces, including their existing form of garaging, and in relation to the adjoining bungalows to the south in Stuart Close and the overall street scene. In consequence, this proposal would be detrimental to the character and visual amenities of the area, contrary to 'saved' Policies BE1 and H16 of the Local Plan and is unacceptable.

Concerning the proposed conservatory, this, together with the proposed pitched roofed extended building to the rear of 52 and 54 Chesswood Road, would project westwards from the rear elevation of No. 9 Stuart Close by approximately 4.3m at a height of up to 3.8m. These structures, in my view, due to their overall massing effect, would unacceptably impact on the outlook and amenities of the occupiers of the adjoining property, 9 Stuart Close.

Whilst the rear elevation of the conservatory is shown to contain opaque glazed windows, the west side of the conservatory is shown to contain clear glazed windows. Due to the height and proximity of these clear glazed windows on a much higher ground level for the conservatory, level with the floor level of the house, the proposed conservatory would give rise to loss of privacy to No. 9 Stuart Close, in particular its rear garden, to an unacceptable degree.

Conditions requiring obscured glazing to be fitted to the rear elevation of the conservatory, if permission were granted for this structure, would not, in my opinion, adequately overcome the above concerns regarding the unacceptable impact on and loss of privacy to the adjoining bungalow, 9 Stuart Close.

The small workshop/store on the west side of 52 Chesswood Road would not intrude significantly into the street scene or adversely affect any of the flats in Chesswood Lea, bearing in mind that the flank wall of Chesswood Lea is a blank wall.

Notwithstanding this favourable element, the applications are both considered to be unacceptable on visual amenity and neighbour impact grounds for the reasons set out above.

Refusal is recommended on both applications.

RECOMMENDATION

Refuse

Refuse, on the grounds that:

1. Having regard to the predominant characteristics of the dwellings, Nos. 52 to 58 Chesswood Road and 1 to 10 Stuart Close, of which these dwellings and their rear gardens and flat-roofed garages form part, the proposed new pitched roofed extended building, by reason of its excessive height, bulk and site coverage and its unsympathetic scale, form and layout and cramped appearance in relation to the existing dwellings and their garages and rear gardens and in relation to the adjoining bungalow to the south, No. 9 Stuart Close, would introduce an unsympathetic, discordant and overdominant form of development into the street scene, which would be detrimental to the character and visual amenities of the area. As such, the proposal is contrary to 'saved' Policies BE1 and H16 of the Worthing Local Plan 2003.

2. The proposed conservatory, together with the proposed pitched roofed extended building to the rear of 52 and 54 Chesswood Road, would be detrimental to the amenities and living conditions of the occupiers of the adjoining bungalow to the south of 52 Chesswood Road, No. 9 Stuart Close, by reason of their excessive height and bulk and their cumulative overbearing effect on and loss of privacy to that property, to an unacceptable degree, contrary to 'saved' Policy H16 of the Worthing Local Plan 2003.

REASON FOR THE RECOMMENDATION: N/A

IS THE RECOMMENDATION CONTRARY TO LETTERS OF REPRESENTATION: Y(N)

DELEGATED

Case Officer sign.....A Baker-Moss.....Date: 30th March 2011.....

Authorising Officer sign.....T Williams.....Date.....1/4/11.....

CM