DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: 11/0138/FULL 26b Downview Road Worthing

DATE OF SITE VISIT: 29 March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The existing site comprises a two storey semi-detached house fronting onto Downview Road. The area in the vicinity comprises a mixture of detached and semi-detached houses and purpose built blocks of units.

PROPOSAL:

The application proposes a first floor rear extension over an existing single storey rear projecting wing. The extension would have dimensions of 5.5 metres in width, 8.2 metres in depth with a pitched roof and gable end a height of 7.9 metres.

RELEVANT PLANNING HISTORY:

02/0290/FULL: Conversion of two flats into one house. Granted consent, 01/05/02.
02/0935/FULL: Single storey front and rear extensions. Refused, 09/10/02.
02/1329/FULL: Single storey front and rear extensions. Granted consent, 14/01/03.

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:

Technical Services: No comments.

PLANNING ASSESSMENT:

The application proposes the addition of a first floor rear extension to an existing house, to which there is no objection in principle subject to compliance with relevant policy provisions with particular regard to ensuring good standards of design and

ensuring development does not adversely affect the amenity of the occupants of neighbouring properties.

In this instance the application proposes the formation of a first floor rear extension over an existing single storey wing. The extension is of a considerable depth, measuring 8.2 metres in depth and extending the roof line by 11 metres at ridge level. The extension approaches the depth of the existing house at first floor level which is approximately 9 metres deep.

The extension is considered to be of an excessive size and would be appear wholly disproportionate in relation to the existing building. Whilst the height of the extension is lower than that of the existing building by around 1.8 metres its depth is substantial and compounded by the large gabled end to the rear. The extension would be visible to the rear of the property from the communal garden area of the neighbouring flats at Wadworth Court. The extension would render the existing building excessively large and out of scale with its surroundings and context and appear as a prominent and visually incongruous addition to the property.

It is noted that the extension incorporates a second staircase and separation of the front and rear halves of the house. With minor internal alterations the property could be used as two separate units of accommodation (which indeed it historically was) but for which planning permission would be required.

Whilst the extension is large and deep, it is set away from the neighbouring flats at Wadworth Court by approximately 7 metres which do not feature any side facing windows and rear windows are to non-habitable rooms. This is considered to allow sufficient separation such that it would not appear intrusive or overbearing. Although the extension would result in some additional shadow fall to the rear facing rooms and shared garden, this would generally only be noticed on summer mornings to the rear rooms.

However the extension would be approximately 3.6 metres from the boundary with 28a Downview Road and would be visible for its full depth a two storey height. This is considered to introduce an excessive amount of built form adjacent to this neighbour which would result in a loss of outlook and appear overbearing in such close proximity.

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:

By reason of its substantial height, depth, width and general size in relation to the existing building the extension would appear as a large, incongruous and bulky

addition to the property. The extension would appear disproporioante in scale to the existing house and be harmful to the character and appearance of the area. Further, by reason of its depth and height the extension would appear intrusive and overbearing and result in a loss of outlook from the neighbouring 28a Downview Road. As such the proposal fails to comply with the provisions of policies BE1 and H16 of the Worthing Local Plan and the Submission Core Strategy (policy 16).

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.....1/4/11.....

Authorising Officer sign.....Date.....5·4·11