DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 11/0035 – 76 Salvington Hill

DATE OF SITE VISIT: 8/3

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

Detached house on the east side of Salvington Hill which has been extended to the north side at first floor level over an integral garage and at ground floor rear. The property is a four bedroom family room and offers occasional bed and breakfast from two bedrooms.

To the north is a chalet bungalow, on higher ground. To the south is the rear garden boundary of houses in Southwold Close. These houses have gardens of approximately 18 metres in length and the ground slopes down away from the site. To the east is the rear garden of 113 Hayling Rise.

The site is not in a conservation area and the building is not listed. There is a single protected Cypress Tree in the north west corner of the frontage.

PROPOSAL

Permission is sought for a two-storey rear extension. The property already has a single storey extension on the north side of the rear elevation. The extension proposed now will sit alongside it. The extension measures 3.95 metres in depth, 3.8 metres in width and has a matching eaves height of the main building and a three sided pitched roof below ridge height. The extension will create a sun room at ground floor and a bedroom above. An existing bedroom will be used to extend an existing bedroom and to give it an en-suite bathroom. The property will still have four bedrooms.

RELEVANT PLANNING HISTORY:

10/0296 – Use of two bedrooms for bed and breakfast. Granted on a two year temporary basis 23.6.10

09/0572 – First floor side extension. Granted 24.8.09

99/00040 – Part single, part two-storey extension to side and rear of property. Refused 15.2.99.

99/00460 – Erection of single storey side and rear extension. Granted 5.7.99.

RELEVANT PLANNING POLICIES:

RES7, BE1, BE25, TR9, H10 and H18 of the saved Local Plan.
CC6, BE1, H2, T4 and TSR5 of the South East Plan.
PPS1: Delivering Sustainable Development.
PPS3 Housing
Policy 16 of the Submission Core Strategy

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

Three neighbour objections summarised as follows:

i) The extension will cause overlooking of nos. 1 and 2 Southwold Close homes and gardens.
ii) The extension will reduce the view of the skyline from no. 1 Southwold Close and give an alternative view of brickwork and windows.
iii) The extension will enable the expansion of the bed and breakfast business with inadequate car parking which will cause parking and traffic problems in a difficult and dangerous area.
iv) Building of the extension will be intrusive. Building works from this property have been intrusive in the past.

High Salvington Residents' Association objects as follows:

i) The property already has three upstairs bathrooms. The ground floor sun room is required simply to support the bedroom extension.
ii) The extension would be overbearing and intrusive for the occupiers of 1 and 2 Southwold Close.
iii) The south facing first floor window would overlook 1 and 2 Southwold Close.
iv) The extensions are only required to provide additional facilities for bed and breakfasts clients. This should be allowed at the expense of residential neighbours.

HUMAN RIGHTS:

First Protocol (Protection of Property) of the Human Rights Act 1998 is 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.

PLANNING ASSESSMENT:

The two-storey extension is 2.5 metres off the south boundary. It is no closer to this boundary than the original house. This boundary adjoins the rear

gardens of Southwold Close properties and these houses have gardens in excess of 17 metres in depth. They are on lower ground as Salvington Hill rises up northwards. Nonetheless at this separation distance it is not considered that the extension will be harmful to neighbours' living conditions in Southwold Close, any more than the existing house is. The proposed first floor side window proposed has been revised and is now shown to be fixed shut and obscurely glazed. The ground floor window will not facilitate any overlooking as it sits 2.5 metres off the boundary and there is a typical 1.8 metre high boundary fence between the two.

The rear garden of No. 113 Hayling Rise is to the east of the rear garden of the application site and runs at right angles to it. The proposed extension will have an east facing bedroom window 4 metres closer to the boundary with 113 Hayling Rise than at present but a garden of 19 metres in length will be retained otherwise. The occupier at No. 113 is concerned about increased overlooking but it is not considered that at this distance significant overlooking will occur.

It is possible to see glimpsed views of the rear of this property from Hayling Rise as Hayling Rise is on higher ground. The extension proposed is not excessively large so it is not believed that it will be out of keeping when viewed from the street. It is well separated from Hayling Rise by the chalet bungalow at 115. Views of the extension from Salvington Hill will be more difficult due to the presence of significant panting along it.

It is not considered that the extension will be harmful to neighbour amenity or the streetscene. It will not facilitate additional bed and breakfast accommodation as it does not result in additional bedrooms on site. The permission for the bed and breakfast use lapses next June unless renewed b

RECOMMENDATION

Grant subject to conditions.

1. 5 years
2. Revised plans
3. South facing first floor window fixed and obscure
4. No new windows
5. Matching materials

6. Temp B+B use 7. Forecourt Pkg for B+B guests at all times

REASON FOR APPROVAL

Notwithstanding the objections received it is not considered that undue overlooking, loss of outlook, or overbearing impact will occur to any neighbour. The occasional bed and breakfast use will also not increase as the extension does not facilitate extra bedrooms. The bed and breakfast permission is for a temporary period and will be re-assesed next Summer if a renewal is sought. As such it is considered that 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 (RES7, BE1,TR9, H16, H18) and the South East Plan (T4, CC1, CC6, BE1).

REASONS FOR RECOMMENDATION:

The proposal complies with the relevant policies of the Development Plan.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? Yes

DELEGATED

Case Officer sign..... Date 31/3/11

Authorising Officer sign..... Date 4/4/11