DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: 11/0115/CLP 9 Northfield Road Worthing

DATE OF SITE VISIT: 29 March 2011

NEIGHBOURS CHECKED: N/A

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N/A

SITE AND SURROUNDINGS:

The application site comprises a detached two storey house with attached double garage. The area in the vicinity is comprised of a mixture of detached and semi-detached houses.

PROPOSAL:

The application seeks confirmation that the development can be constructed with deemed planning permission as "permitted development". The extension would have dimensions of 7.3 metres in width, 4 metres in depth with a flat roof with a height of 2.8 metres.

RELEVANT PLANNING HISTORY:

27/81: Single storey extension to rear of garage. Consent granted, 02/02/81.

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policies BE1, H16 and H18
Submission Core Strategy policy 16
PPS1: Delivering Sustainable Development

REPRESENTATIONS:

N/A

RELEVANT CONSULTATION RESPONSES:

N/A

PLANNING ASSESSMENT:

The application is a lawful development certificate and therefore the only issue under consideration is an assessment in relation to compliance with the relevant provisions of the Town and Country Planning (General Permitted Development) Order (Amendment) (No. 2) 2008.

In this instance the application falls to be assessed under Class A to Part 1 of Schedule 2 of the Order.

The extension proposed relates to a detached house, has a depth of 4 metres and a height less than 3 metres. The applicant has specified materials to match the existing building.

The extension would be located to the rear of the original dwellinghouse. Although the property has been extended in the past the subject extension is located adjacent to these and does not result in any enlargement from the original dwellinghouse by more than 4 metres.

Given that the extension relates to a rear extension the proposal is considered compliant with the provisions of the Order and may be constructed with deemed planning permission and not require assessment by Council.

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 the lawful development certificate.

REASONS FOR RECOMMENDATION:

The proposal is constitutes "permitted development" and may be constructed with deemed planning permission by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order (Amendment) (No. 2) 2008.

DELEGATED

Case Officer sign.....Date.....1/4/11.....

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