DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0109/FULL 5 Sandwich Road
West Worthing

DATE OF SITE VISIT: 24 March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The existing site comprises a detached mock tudor house with integral garage fronting onto Sandwich Road. The area is comprised of detached houses constructed in an arts and crafts style featuring tudor panelling, catslide roofs and large bay windows.

PROPOSAL:

The application seeks to retain a first floor side extension, referred to as a dormer window. The extension has dimensions of 2.4 metres in width, 5.3 metres in depth with a hipped roof with a ridge height of 7.2 metres.

RELEVANT PLANNING HISTORY:

10/0282/CLP: Lawful development certificate for side facing dormer window. Certificate refused, 06/04/10. Appeal dismissed, 22/12/10.

RELEVANT PLANNING POLICIES:

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

REPRESENTATIONS:

Two submissions were received in relation to Council's notification of the proposal.

One letter of support comments that the extension has been well constructed and is in keeping with the character of the area.

One letter of objection comments that the extension is detrimental to the appearance of the property, the house is an eyesore and the materials used are not in keeping.

RELEVANT CONSULTATION RESPONSES:

None relevant.

PLANNING ASSESSMENT:

The application site is located within the built up area wherein there is no objection in principle to domestic extensions subject to them having a satisfactory design and not resulting in detriment to neighbours amenity.

In this instance the application relates to an existing side dormer roof extension which was constructed without planning permission. The dormer extension is therefore presently unauthorised.

Although the structure which has been constructed is described as a dormer window, the size and form of it is more comparable to an extension as virtually no part of the roof has been retained.

The dormer extension is not considered to be of a high design standard. The existing building comprises a finely detailed arts and crafts house featuring mock tudor facing, large bay windows and catslide roof. The building was formerly a good example of this type of house featuring numerous design characteristics typical of the period. The extension however removes the catslide roof and introduces built form and a cluttered appearance over a previously well proportioned roofscape.

However, the building is neither listed nor within a conservation area. Further, it is set amongst similarly altered buildings to the north and south which all generally feature typically unsympathetic additions including dormer roof extensions, uPVC windows and large expanses of hardstanding to the front gardens. Mindful of this context, it is not considered that objection is warranted to the proposal as it represents a small piecemeal change to an already compromised locality.

The application proposes the introduction of mock tudor facing over the front of the dormer. Whilst this is of negligible impact it would secure a degree of design improvement to the house. A condition requiring this to be undertaken with three (3) months is appropriate.

In other regards the extension is considered adequate. It is of a modest size such that it would not appear intrusive or overbearing when viewed from neighbours properties. The dormer extension features a side facing window which could afford some overlooking towards the neighbouring property, however it is presently obscure glazed which can be secured by way of condition.

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:

- Undertake works
- Obscure glass on side window
- Plans

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? Y

DELEGATED

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

Authorising Officer sign .....Date 1.4.11