DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/10/0211/FULL 27 Stone Lane

DATE OF SITE VISIT: 6 May 2010

NEIGHBOURS CHECKED : Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application site related to a detached two storey building located on the west side of Stone Lane on the corner at its junction with Salvington Gardens. The building is occupied by the Alzheimers Society but the surrounding area is predominantly residential comprising of a mix of dwelling types and designs.

The building has been previously extended at the rear with a single storey extension and conservatory. The site has a mix of boundary treatments comprising fencing, brick walls and evergreen hedging but generally up to approximately 2 metres in height. There is an enclosed parking area at the rear of the site.

PROPOSAL:

Permission is sought to replace the existing pitched polycarbonate roof of the existing conservatory with a flat roof and two dome roof light windows. The eaves level would remain as existing and the flat roof would be in fibreglass. The height of the roof would measure 2.9 metres approximately with the roof light windows protruding a further 200mm approximately.

RELEVANT PLANNING HISTORY:

01/1233 – Permission granted for conservatory to rear and provision of new parking area and access on to Salvington Gardens.

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policy BE1, H16 and H18
South East plan policies CC1, CC6 and BE1.

REPRESENTATIONS & RELEVANT CONSULTATION RESPONSES :

Environmental Health raises no objections.

PLANNING ASSESSMENT:

The determining issues in this case relate to the impact of the development on neighbour amenity and to the visual impact of the development in relation to the site and surrounding character of the area.

In terms of neighbour amenity, the alteration to the roof would result in a reduction in bulk and so there would be no significant impact on the neighbouring occupiers in terms of loss of light, outlook or privacy.

In terms of the visual impact, the existing conservatory sits fairly prominently on the building which is partly as a result of its siting on the rear of a previous extension and so the roof of the conservatory is independent of the main building and so appears relatively dominant on the building. Although this is a corner site and so alterations to the rear are visible in the public domain, the proposed flat roof would be less dominant than the existing roof structure and so despite flat roofs not being a particular feature of the area it may appear as a more subservient feature on the building as a result. There would also be continuity in the eaves level from the existing extension and the new roof to the conservatory and this would help it blend with the recipient building. As such there would be no significant harm caused to the visual amenities of the site or character if the surrounding area.

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:

1. Standard time limit

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, H16, H18) and the South East Plan (CC1, CC6, BE1).

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

Saved Worthing Local Plan Polices

Policies BE1, H16 and H18

South East Plan Policies

Policies CC1, CC6 and BE1

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

DELEGATED

Case Officer sign.....Date.....26/5/10.....

Authorising Officer sign.....Date.....28·5·10.....