DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/10/0792/FULL – 14 St. Andrews Road

DATE OF SITE VISIT: 06/10/10

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The site is on a quiet residential street characterised by terraces and pairs of inter-war period two-storey residential houses.

The application property is one of a pair of two-storey residential dwellings with rendered finished walls. It has been extended via a single storey pitched roof conservatory.

The adjoining property has been extended off the rear via a single storey tiled hipped roof extension.

PROPOSAL:

The development sought for has been advertised as proposed single storey rear extension to replace existing conservatory

The proposal consists of:

- Single storey rear extension to measure (at max) approx; 3.3 metres in height, 4 metres in length, 4.7 metres in depth

RELEVANT PLANNING HISTORY:

None

RELEVANT PLANNING POLICIES:

Worthing Local Plan 2003
BE1, H16, H18

Government Advice
PPS1

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

Borough Environmental Health response:

Add precautionary condition (contaminated land) as extension of vulnerable use

PLANNING ASSESSMENT:

Introduction

The principle planning concerns with this development is its impact visually and upon neighbours.

Visual

The new extension replaces a basic conservatory which adds little to the interest of the host dwelling. It is similarly basic in its design, but its style is similar to the modern design of the host dwelling so there is at least some attempt of architectural integration. It is largely to the rear of the property and its corner projection off the property's flank would not be overtly visible from the street. For these reasons, there is not sufficient justification to withhold permission on visual grounds alone.

Neighbour

The neighbour principally affected by the development is the adjoining one (the extension is remote from the remainder).

The extension would bring built form close to the shared boundary with the adjoining dwelling, so impact is inevitable. However there are no windows/openings in its elevation facing the neighbour so overlooking and loss of outlook is negated). The extension is single storey in its height and does not protrude beyond the rear face of the extension built off the adjoining property. Its height is no greater than the neighbour's own extension. As such no overbearing and/or overshadowing effect would arise from it, and the neighbour's outlook is not curtailed to an adverse degree.

The depth of the extension exceeds the recommended guide set out in the Council's supplementary planning guidance. Nonetheless, for the reasons previously set out the impact from a deeper extension as proposed would not be unacceptable.

Conclusion

For the above reasons the proposal would not have an unacceptable impact.

RECOMMENDATION:

Approve subject to:-

1. Standard time limit
2. Precautionary contamination
3. Materials and finishes to match existing
4. No windows in north elevation without prior permission
5. Plans as approved

REASONS FOR RECOMMENDATION:

The proposal complies with the Saved Worthing Local Planning Policy BE1, H16, H18.

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 on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

N/A

DELEGATED

Case Officer
Sign..... [redacted] .....Date.....5/10/10.....

Authorising Officer
Sign..... [redacted] .....Date.....26/10/10.....