DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0113/FULL 36 Ontario Close

DATE OF SITE VISIT: 15 March 2011

NEIGHBOURS CHECKED : Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application relates to a two storey semi detached house located on the west side Ontario Close. This is a predominantly residential area comprising of similar semi detached properties. No. 36 is located to the north of an entrance into a communal parking/garage compound. The entrance to the parking area has lawned areas either side with a brick wall enclosing this area adjacent to No.36. Previously there were trees on both sides of these lawned areas but the tree adjacent to No.36 has been removed. No.36 has a lean-to car port at the side of the house and brick garage set back into the rear garden.

PROPOSAL:

Permission is sought for a two storey extension to the side (south) elevation.

The extension would measure 3.3m wide and 5.7m deep. It would be set back 0.6m from the main front elevation and set in some 1.7m from the rear wall, having a pitched and gabled roof positioned approximately 0.6m below the existing ridge. The ground-floor would consist of a garage with up and over garage doors to the front and rear providing access to the existing garage to be retained. An additional bedroom with en-suite would be provided on the first-floor. The extension would continue the eaves levels of the existing house.

Matching materials are proposed.

RELEVANT PLANNING HISTORY:

Planning permission was refused in December 2010 under WB/10/0898/FULL for a larger extension on the following ground:-

1. *Having regard to the prevailing character of the area and the symmetrical design of the semi detached houses, the proposed extension would, by reason of its prominent siting, scale and design, and by virtue of the loss of open garden area, appear unduly dominant and unbalance the appearance of the recipient building, detracting from the character and visual cohesion of the building within the streetscene, and would therefore represent an incongruous and unsympathetic form of development, harmful to the visual amenities of the site and surrounding area. As such the proposal is considered contrary to Saved Policy BE1 of the Worthing Local Plan, Policies BE1, CC1 and CC6 of the South East Plan and Policy 16 of the Submission Core Strategy.*

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policy BE1, H16 and H18 and SPG 'Extending or Altering Your Home'
South East Plan 2009 policy CC1, CC6, and BE1
Submission Core Strategy Policy 16

REPRESENTATIONS & RELEVANT CONSULTATION RESPONSES:

Environmental Health has raised no objection subject to the following precautionary contamination condition.

PLANNING ASSESSMENT:

As before, the determining issues relate to the impact on neighbour amenity, and design and impact on the character of the area.

In terms of the impact on residential amenity, the extension would be well separated from neighbouring properties due to its positioning adjacent to the side garden and entrance to the parking compound. A first-floor side window is proposed, similar to the existing side window but now brought closer to the neighbour to the south (No.35). There are no first-floor windows in the flank of the latter and the ground-floor is presently screened by a boundary wall and vegetation in the side garden. There would be a separation distance of approximately 19m. Taking all things into consideration it is considered a requirement for obscure-glazing this secondary window to the bedroom would be unreasonable. There has been no objection from the neighbour on grounds of overlooking.

In refusing the earlier proposal it was considered that the width, height and positioning of the extension encroaching onto the open side garden, together with its poor design and fenestration, lacking in subservience, would appear as an unduly dominant and unsympathetic feature unbalancing the proportions and appearance of the recipient building and detracting from the visual cohesion and character of the residential estate.

The width of the extension has been reduced by 0.6m and it is now set back from the front of the existing dwelling by 0.6, which in addition to the lower ridge height, results in a more subservient form of development. The siting of the extension would extend 0.7m further south than the existing side wall enclosing the side of the car port, thus marginally encroaching onto the open garden, but not unacceptably detracting from the character or appearance of the landscaped entrance into the parking compound. The overall design, including the amended roof form, results in a more balanced and aesthetically-pleasing appearance.

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.

RECOMMENDATION: Approve subject to:-

1. Standard time limit
2. Approved plans
3. Matching materials
4. Matching windows
5. Curtilage area to south of extension to be retained as open side garden
6. Pre-caution in case of contamination

REASONS FOR RECOMMENDATION:

The proposed development satisfactorily addresses the earlier reason for refusing WB/10/0898/FULL and would not detract from the appearance of the recipient building or the character of the local environment. It 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), Submission Core Strategy policy 16 and the policies of the South East Plan (CC1, CC6, BE1).

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

DELEGATED

Case Officer sign..... Date 1·4·11

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