Appeal Decision

Site visit made on 6 August 2008

by D Grace BSc DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117-372 6372
email:enquiries@pins.gsi.gov.uk

Decision date: 20 August 2008

Appeal Ref: APP/M3835/A/08/2067883
7 Tavy Road, Durrington, Worthing BN13 3PG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs Rice against the decision of Worthing Borough Council.
- The application Ref. WB/07/0974/FULL, dated 1 August 2007, was refused by notice dated 1 October 2007.
- The development proposed is two storey front extension and new porch.

Decision

1. For the reasons given below, **I allow the appeal** and grant planning permission for a two storey front extension, garage extension and new porch at 7 Tavy Road, Durrington, Worthing BN13 3PG in accordance with the terms of the application, Ref. WB/07/0974/FULL, dated 1 August 2007, and the plans submitted with it, subject to the following conditions:

   1) The development hereby permitted shall begin not later than three years from the date of this decision.

   2) No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

   3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings other than those expressly authorised by this permission shall be constructed on the west elevation of the development hereby permitted.

   4) No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public holidays. On all other days such work shall not take place outside of the period between 0800 and 1800 hours.

   5) No development shall take place until a scheme for the suppression of dust during demolition and construction has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Procedural Matter

2. Notwithstanding the description of the development in the application, the appeal scheme includes a garage extension. I have dealt with the appeal on that basis.

Main Issue

3. I consider the main issue in this appeal is the effect of the proposed development on the character and appearance of the surrounding area.

Reasons

4. The appeal property is situated within a suburban street in row of several detached houses of basically similar overall design. A number of these houses have had small extensions adjacent to the garages which project forward from the main front elevation. The layout of this row of houses is stepped in groups of two or three. The front of the appeal property currently aligns with No. 5 and is set back from No. 9.

5. The two-storey extension part of the scheme would result in the main front of the appeal property aligning with the front of No. 9 and the extended garage would project forward of that. It would retain the stepped character of the layout in this part of Tavy Road and the appeal property would simply become visually grouped with Nos. 9 and 11 rather than Nos. 3 and 5. In my opinion, this would not be at odds with the overall character of Tavy Road or result in harm to the street scene.

6. The proposed main front elevation would have a similar appearance to the front of the existing house. The proposed porch would acceptably integrate with the design of the main dwelling and would be in keeping with other nearby small scale front extensions. In my view, providing the materials appropriately relate to the adjacent houses, the appearance of the altered dwelling would continue to be compatible with the surroundings.

7. Overall, I conclude on the main issue that the proposed development would not result in harm to the character or appearance of the surrounding area and would satisfy the requirements of Policies BE1 and H16 of the Worthing Local Plan and the "Extending or Altering Your Home" Supplementary Planning Guidance in those respects.

8. The Council is concerned that the two-storey extension would be overbearing in the outlook from No. 5. However, the garage of that dwelling would screen views of the development from the ground floor front window. The extension would be seen from the nearest first floor window of No. 5. However, the degree of the extension's projection would not, in my opinion, be so great that it would unacceptably enclose the outlook from that window.

9. I agree with the suggestion that, in the interests of the neighbours' privacy, a condition should be included to control future window construction in the west elevation of the development. Also, to protect neighbours' living conditions during the demolition and construction period, I have included conditions in respect of dust suppression and the times within which works can take place.

10. I have considered all other matters raised, including those at the application stage, but find nothing leads me to a different conclusion.

D Grace

INSPECTOR