DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

WB/11/0165/FULL

95 Hayling Rise
Worthing
West Sussex

DESCRIPTION OF DEVELOPMENT

Single storey side extension and alterations to roof to provide additional accommodation with dormer roof extension at rear and Juliet balcony

The application has been revised twice following officer concerns over the size and design of the roof extensions and comprises:

- Extension of ridge of main roof to form a hip on east elevation to match existing western hip and raising height of the chimney
- Construction of flat roof box dormer on rear elevation of main roof , measuring 5 metres wide; 2 metres tall and 2.75 metres deep and incorporating a Juliet balcony on rear (south) elevation. This and the roof extension provide a large bedroom and ensuite.
- Ground floor east side and rear (south) extension to form an additional single garage (front) and garden room (rear). The extensions are integrated and wrap around the bungalow. The side extension is 3.5 metres wide and recessed from the front of the existing house and garage by 1.3 metres. It is 5.9 metres deep before angling in northwestwards to a length of 5.76 metres (to follow the line of the boundary with the neighbour at No 93), before returning in northeastwards direction for a length of 3.06 metres in the form of the rear extension . The garage (forwardmost) side extension has a double hipped roof which follows the eaves of the existing bungalow at 2.3 metres and a ridge height of 4 metres and creates a valley between it and the hipped roof of the bungalow itself . The angled rear extension has a false pitched flat roof 3ms tall. The side extension provides an additional garage/store and the angled rear extension a garden room.
- The extensions are faced in unspecified tile and brick.

DATE OF SITE VISIT: 20.4.11

NEIGHBOURS CHECKED : Y / ~~N~~

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

SITE AND SURROUNDINGS:

The site is in an outer residential suburb on the footslopes of the Downs and the ground falls from north to south.

The property which is the subject of this application was built in the 1950s as part of the High Salvington estate in this outer suburb on the lower slopes of the Downs. It is a detached bungalow on the south side of a converse bend in Hayling Rise, with hipped roof and period/vernacular features including bays, oversailing eaves, clay plain tiles and bonnets on the hips and red/brown facing bricks. It also incorporates a projecting hipped roof element and integral side garage. There is a small triangular rear garden and larger landscaped forecourt with parking.

The bungalow sits high on the hill with the ground falling to the south. It is flanked by a similar detached bungalow at No 93 which has been extended at the rear in the form of a conservatory and chalet bungalow at No 91 to the south east which incorporates a large decked area and pergola at the rear. Its boundary with No 95 features substantial planting. A detached backland (No 89) bungalow sits due south and is also screened by substantial boundary planting. There is a substantial gap between Nos 95 and 93 and the boundary is marked by fence and bushes and shed. A chalet bungalow (No 97) flanks the application property to the west whose common boundary is also screened by planting and the property features rear conservatory whose north facing windows incorporate blinds. An application for a large roof extension and dormers was recently withdrawn due to concerns over visual impacts (WB/11/0060/FULL) and latterly resubmitted but remains undetermined. Elsewhere there is a mix of houses, chalet bungalow and houses.

RELEVANT PLANNING HISTORY:

Record 1 of 1

Application Number	Development Description	Decision	Decision Date	Appeal Decision	Appeal Decision Date
252/58	ERECTION OF DETACHED BUNGALOW WITH INTEGRAL GARAGE. 95 HAYLING RISE.	APPROVED WITH CONDITIONS	15-04-1958		

RELEVANT PLANNING POLICIES:
(Refer to national, structure and local plan policies where relevant)

Saved Worthing Local Plan Policies H18 , TR9 and H16
Core Strategy Policy 16
Planning Policy Statement: 1 Delivering Sustainable Development
PPG13: Transport
Planning Policy Statement 3: Housing
Worthing Borough Council Supplementary Planning Guidance Extending Your Home

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

93 : Hayling Rise:

Can I please ask you to register my objection to the current planning application at 95 Hayling Rise I am the home owner of No 93 Hayling Rise, which the adjacent property to the South-East side of No 95.

My first and greatest concern is the development of a first-floor level at No 95, If approved, the upstairs windows & doors to the south of the property will overlook the rear of my home and garden.

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My second concern is the proximity of the ground floor extension, to the boundary fence between No 93 & 95.

It is clear to me the Southerly & Western side of Hayling Rise was intended to be built with single level well spaced detached bungalows. This was one of the main reason I choose to make No 93 the place to enjoy a private and peaceful retirement. I do not think the changes proposed at No 95 are in keeping with spirit of the local area, and I believe the expansion of the property will be to the detriment of the Privacy and Value to my home, at No 93.

The Garth Highland Close:

My property immediately overlooks 95 Hayling Rise and I cannot understand why you have not informed me of these plans. I hope my comments are not too late. The proposed extension is completely unacceptable and will obliterate the space between the next property thus create a continuous view of roofing. I know we are not entitled to a view of the sea but this extension will completely obscure our current enjoyment of the coast line, which was one of the reasons we moved here. It will spoil the pleasant nature of the current bungalow roolines on the south side of Hayling Rise. With the proposed extension also of No. 97 we will be creating an ugly block of housing squeazed into areas unsuitable for such use. I believe that a lateral extension to the roofing line of No. 95 and extended width from the garage would be totally detrimental to that part of Hayling Rise. I also wonder if the natural building line will be compromised because of the bend in the road.

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.

PLANNING ASSESSMENT: (Include any impact on Crime & Disorder and Issues identified above)

The principal issues raised by this proposal are:-

- Principle of development
- Impact on the amenity of future occupiers and neighbours
- Impact on the integrity of the design of the property and character of the townscape.
- Access and parking

Principle of development

Whilst the extensions encroach into the curtilage of the site, the loss of garden is minimal compared to the overall remaining space and the quality of the space lost is not significant in overall environmental terms. The site is reasonably sustainably located in the urban area and upgrades and expands the living accommodation.

Impact on the amenity of neighbours

The ground floor extensions are sizeable in aggregate but the hipped roofed side extension is remote from the flanking boundaries and the nearest neighbouring property at No 93. The angled rear extension is closer to No 93 but its low height, absence of any openings in its facing east elevation and existing boundary screening would safeguard this neighbour from unacceptable harm, notwithstanding the presence of what appears to be one secondary window in the facing western flank of No 93. The hipped roof element of the side extension has been significantly downscaled a result of negotiations and is not overbearing, nor causes unacceptable loss of light to the neighbour.

The dormer extension has been significantly downscaled following negotiations and the Juliet balcony and allied projection correspondingly downplayed. Because of the separation distances between the dormer and the neighbouring properties to the south and south east, the substantial boundary another screening present and the slope of the terrain, views from the Juliet balcony to the more private areas of these neighbours' gardens and conservatories, views would be restricted and not unacceptably invasive, notwithstanding the fact that these neighbours stand on lower ground. The dormer itself is modest in scale and many of the neighbouring properties have windows/dormers in their south roofs (and No 97 features a large roof terrace) and so inter-visibility is an established feature of the area. The fall back Permitted Development rights that the applicant could exercise to build a substantial dormer with juliet balcony are also relevant.

As such the proposal is unlikely to give rise to unacceptable amenity impacts.

Impact on the integrity of the design of the property and character of the townscape

The remodeled and downscaled side extension appears as a subordinate and sympathetic feature and allows characteristic gaps between properties and views to the coast from the upper slopes of the hill to be maintained. The angled design of the rear extension is unusual and the false pitched roof is less than ideal. However, they respond to the plot shape and the need to minimize scale and are not unduly prominent given the positioning of the hipped roof side extension. The hipped extension to the main ridge of the roof helps balance the current asymmetrical design

and is arguably an improvement. The rear box dormer's reduced scale means it sits comfortably in the roof slope and is not unduly prominent.

Facing materials are not specified and it is important that they match the existing including bonnet tiles.

Access and parking

The additional garage is acceptable and there remains a large forecourt for open parking and turning.

RECOMMENDATION:

Grant Permission subject to conditions on time; build to approved drawing; external materials to match existing external finishes and use bonnets on ridge ; no new windows in east elevation of side/rear extension and east or west elevation of dormer.

REASONS FOR RECOMMENDATION:

The proposal would upgrade the accommodation at an existing dwelling and would not unacceptably harm the amenity of the neighbouring properties and is acceptable in design terms. As such it conforms with Saved Worthing Local Plan polices H16 and H18 and TR9, Core Strategy Policy 16 and Worthing Borough Council Supplementary Planning Guidance Extending Your Home.

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

DELEGATED

Case Officer sign..... [redacted] .....Date..... 8 7 14 .....

Authorising Officer sign..... [redacted] .....Date..... 11/7/14 .....