DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0149/FULL 10 Welland Close

DATE OF SITE VISIT: 24 May 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application site comprises a detached two storey house with detached single garage to the side. The site is located in a residential street, largely comprised of similar detached houses albeit that many have been altered.

PROPOSAL:

The application proposes the formation of a single storey side extension with dimensions of 4 metres in width, 6.1 metres in depth with a flat roof and height of 2.8 metres. To the front a single storey extension and porch would be formed with a pitched roof to a height of 3.2 metres and porch projection of 1.5 metres.

RELEVANT PLANNING HISTORY:

None relevant.

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policies H16 and H18
Core Strategy policy 16
PPS1: Delivering Sustainable Development

REPRESENTATIONS:

One (1) submission was received in relation to Council's notification of the proposal which comments on the following matters:

- Overlooking to the rear,
- The projection to the rear of the house was not advertised.

RELEVANT CONSULTATION RESPONSES:

None relevant.

PLANNING ASSESSMENT:

The application site is located within the built up area wherein there is no objection in principle to domestic extensions subject to them integrating satisfactorily with the

existing building, not resulting in any detriment to neighbours amenity and achieving compliance with all other relevant policies.

The rear extension is considered to be of an acceptable design and integrates satisfactorily with the existing house. Although the extension would be slightly higher than the existing garage to the house this would match up with the adjoining house at number 9 which has a similar rear projecting element to that presently proposed.

The extension introduces an additional window facing the rear. This is not considered to result in a material increase in overlooking given the 20 metre separation between the back walls of the two houses (18 metres from the extension). The additional 2 metre projection towards the rear is not considered to result in a material increase in overlooking and in any case a deeper extension could be created over the remainder of the house as "permitted development". The extension largely aligns with the neighbours garage at number 11 and would not appear intrusive.

In other regards the development is not considered to warrant objection and is recommended for approval.

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:

- Standard time limit
- Plans
- Materials

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 and the Core Strategy (policy 16).

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

Saved Worthing Local Plan Polices

H16 and H18

Core Strategy

Policy 16

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

DELEGATED

Case Officer sign.....Date...2/6/11.....

Authorising Officer sign.....Date...6.6.11.....