DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/11/0199/FULL – 82 Chute Avenue

DATE OF SITE VISIT: 27/05/11

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The site is on a quiet residential street, the immediate section of which is characterised by detached two-storey domestic properties, most bungalows. The gradient of the land falls north to south.

The application property is a newly built detached bungalow with large front gable. It is brick faced with brown tiled roof.

PROPOSAL:

The development sought for has been advertised as erection of lean-to car port

The proposal consists of:

- Lean-to open sided car port to measure (at max) approx; 2.7 metres in height, 6 metres in length, 3.5 metres in width

RELEVANT PLANNING HISTORY:

WB/07/0259/FULL
Erection of one detached single storey dwelling including provision of new vehicular access onto Chute Avenue
Granted conditional consent 04-06-2007

RELEVANT PLANNING POLICIES:

South East Plan
CC1, CC6, BE1

Worthing Core Strategy
16

Worthing Local Plan 2003
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.

The site is not identified as one at risk from contamination, so an informative is sufficient is make the applicant aware of the potential contamination risk.

Visual

The development's overall design and style is slender and open sided. It is also set back from the front face of the building. It would therefore not be a conspicuous feature in the street.

For these reasons, there is not sufficient justification to withhold permission on visual grounds alone.

Neighbours

The neighbour principally affected by the development is that to the south (the extension is remote from the remainder).

Neighbour to south

The application site is at a higher level than this neighbour, and the car port is close to the boundary. Nonetheless it is to be open to the side facing the neighbour, and would be built of lightweight materials. It would not be overbearing for this reason, and not arise unacceptable overshadowing or unduly curtail outlook.

Some additional domestic activity may well come about from this area being covered but this would not be of substantially different to the present domestic use of the open drive.

Conclusion

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

RECOMMENDATION:

Approve subject to:-

1. Standard time limit
2. Plans as approved
3. Car port sides left open and not filled in

+ Precautionary contamination informative

REASONS FOR RECOMMENDATION:

The proposal complies with relevant Development Plan policies.

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.....9/6/11.....

Authorising Officer
Sign.... [redacted] .....Date.....9/6/11.....