DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: 19Third Avenue Broadwater WB/11/0195/FULL

DATE OF SITE VISIT: 3 May 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The existing site comprises a substantial detached bungalow with a large catslide roof and first floor accommodation within the roof. The site is set along Third Avenue which comprises a variety of detached houses of varying styles.

PROPOSAL:

The application seeks to infill an existing open sided integral garage and adapt it for use as living accommodation (a bedroom). The relevant area presently consists of an open sided car port which is integral to the house. The application seeks to brick up the sides and re-site the garage door to the front.

RELEVANT PLANNING HISTORY:

None relevant.

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policies BE1, H16 and H18
Core Strategy policy 16
PPS1: Delivering Sustainable Development

REPRESENTATIONS:

No submissions were received in relation to Council's notification of the proposal.

RELEVANT CONSULTATION RESPONSES:

None relevant.

PLANNING ASSESSMENT:

The application site comprises a substantial detached bungalow with a large catslide roof and first floor accommodation within the roof fronting onto Third Avenue. The house is arranged centrally within its plot.

The alterations to the building are of a minor nature and do not result in any volumetric increase to the built form, enclosing open elements of an existing structure. The changes are considered to be sympathetic to the existing building and would not harm its character.

Two (2) windows would be introduced to the side elevation facing number 17. As these are to a habitable room (a bedroom) it is not considered that these should be obscure glazed. This is not considered to introduce overlooking given the substantial boundary screening in the form of a well established hedge.

The conversion of the carport and garage to living accommodation would result in the loss of two (2) parking spaces leaving only one (1) within the cartilage of the property. Although this is a shortfall that is likely to result in increased demand for on street parking, no objection is raised in this instance.

The works proposed could be constructed with deemed planning permission as 'permitted development'. As 'permitted development' the conversion could be undertaken with deemed planning permission which makes a significant material consideration in the consideration of the application. The effect being that notwithstanding the planning merits of the case, the conversion could be undertaken anyway.

The consideration of the application allows Council to consider the proposal in light of its adopted policies and approve the development with conditions (such as matching materials for example) to ensure a higher standard of development.

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 to match

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 (BE1, H16 and H18) and the Core Strategy (policy 16).

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

Saved Worthing Local Plan Polices

BE1, H16 and H18

Core Strategy

Policy 16

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

DELEGATED

Case Officer sign.....Date 4/5/11.

Authorising Officer sign.....Date 4.5.11