DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: AWDM/0765/11 29 Highview, Sompting

NEIGHBOURS CHECKED: Desk-Top

SITE VISIT:

As the proposal is for minor alterations to the dwelling house I have not made a site visit, however, I have made a desktop assessment and have viewed the property, the street scene and other properties within this cul-de-sac on Google Maps.

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None

SITE AND SURROUNDINGS:

The application property is located at the eastern end of a cul-de-sac. It is a detached house within a residential estate (1988) with nearby properties of similar but slightly varying designs.

PROPOSAL:

Permission is sought for the conversion of the existing garage into a study. (Relaxation of planning condition 5 of S/47/87)

RELEVANT PLANNING HISTORY:

Application reference: S/47/87/TP/10167

Development Description: Residential development comprising 27 two storey houses and 12 bungalows, garages, car park and estate road.

Decision date: approved 25.03.88

RELEVANT PLANNING POLICIES:

Adur District Local Plan saved policies AG1, AH7, AT12
South East Plan CC1, CC6, BE1

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

The Contaminated Land EHO has requested that a condition is placed on any planning permission concerning contamination (C13k/C13Ri).

Sompting Parish Council: No objection.

PLANNING ASSESSMENT:

The main consideration in this case is the design and appearance the alterations will have on the front elevation of the property and the effect the loss of garage parking will have on the amenities of the neighbouring properties within the close.

The property has a hard standing which provides 2 car parking spaces and is considered to provide adequate on-site parking provision.

No.35 Highview obtained planning permission for the conversion of their garage to a study (relaxation of condition 5 of S/47/87) (and provision of additional parking space) approved 11.05.98.

The proposed window would have an acceptable appearance to match the existing windows, retaining the existing brick soldier course and creating a new brick cill. There is no valid planning reason to withhold permission.

The full contamination condition requiring investigation of possible contamination suggested by the EHO is considered to be unduly onerous in the context of Circular 11/95. The garage in question is integral to the dwelling and the proposal does not involve other ground works.

RECOMMENDATION:

Permit subject to conditions:-

1. Standard 3 yrs time limit
2. Approved drawings
3. Windows to match
4. Brickwork to match existing (brick type Category II, HD, Clay Masonry Unit Autumn Glow)

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 Adur District Local Plan and saved policies AG1, AH7 or the South East Plan (CC1, CC6, BE1)

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 No

DELEGATED

Case Officer
Sign…….Julia Odell Date… .7th November 2011

Authorising Officer
Sign……Jo Morin Date 7 November 2011.