PPS1 Delivering Sustainable Development
Policy 16 Submission Core Strategy

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

The neighbour at No. 23 has confirmed has confirmed via email that he is happy with the revised proposal and the current building works.

Health: The precautionary contamination condition should be added to any approval.

HUMAN RIGHTS:

First Protocol (Protection of Property) of the Human Rights Act 1998 is 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:

The previous approval acknowledged that this is an unusually large garden building. However permission was granted because the potential harm to the only affected neighbour had been overcome in the revised scheme.

This revised proposal increases the depth of the extension by 0.5 metre and increases the height of the pitched roof over the garage part to the same height of the approved front gable feature. In effect, as built it has no greater impact on the streetscene than the application already approved

The front building line remains 4 metres behind the main front wall. No. 23 to the south has had a deep rear extension which sits approximately 1 metre off the boundary. Their extension is 8.775 metres deep. The outbuilding extends approximately 2.5 metres beyond this extension. There are four windows in the side of No. 23. One is a hallway, a second is to a larder and three and four are to the kitchen and dining room respectively. The kitchen and dining room are part of one long room which includes a sun lounge area at the very back with sliding folding doors onto the garden.

This latest proposal ensures that the increased height does not obscure the light to the dining room window or the mid part of this long room. The neighbour at No. 23 has confirmed he is happy with the impact of the build, which is nearing completion.

The outbuilding sits 13 metres off the rear garden boundary with houses in Pembroke Avenue and at least 11 metres away from the boundary with No. 27 Brooklyn Avenue. I am satisfied this revised application will not be harmful to neighbours living conditions.

# DELEGATED APPLICATIONS

## ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 11/0198 – 25 Brooklyn Avenue

DATE OF SITE VISIT: 26.4

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

This application relates to a detached two storey house on the west side of Brooklyn Avenue, with rooms in a feature gable roof. The property has prominent flat roofed double storey front bays. It is largely rendered and has been extended at single storey level to the rear.

Planning permission was granted in January this year for a similar detached garden building with a low pitched roof and front feature gable. Works commenced on site last month and the roof has altered.

The property is not in a conservation area and nor is it a listed building.

PROPOSAL

This garden building is nearing completion following approval for a similar development in January. The building is effectively in two parts with a garage in the font and an art studio in the rear. Permission is sought to increase the height of the roof over the garage element to the height of the approved front gable feature. The rear half of the structure remains at the approved height. An additional half metre in length has also been added to the rear.

The dimensions of the structure are 3.5 metres wide, 14.6 metres in length and 2.5 metres high to eaves and 3.5 metres high to ridge at the rear and 4.4 metres high to ridge at the front. It sits 30cm off the shared boundary with No. 23.

RELEVANT PLANNING HISTORY:

10/0907 – Proposed new detached garage including garden store and art studio to side of property. Granted 11.1.11

06/0463 – single storey rear extension. Granted 12.6.06.

RELEVANT PLANNING POLICIES:

RES7, BE1, TR9, H16 and H18 of the saved Local Plan.
BE1, T4, CC1and CC6 of the South East Plan

The precautionary contamination condition requested by Environmental Health is not recommended because the build is nearing completion and it was neither requested or added to the decision previously.

RECOMMENDATION

Grant subject to conditions.

1. Approved Plans
2. ~~Matching Materials~~
2. Incidental domestic use only.
3. No new windows

REASONS FOR RECOMMENDATION:

The revised proposal would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant 'saved' policies of the Worthing Local Plan (BE1, H16, H18, TR9) and the South East Plan (CC1, CC6, BE1, T4).

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? No.

**DELEGATED**

Case Officer sign.....[redacted].....Date.....4/5/11.....

Authorising Offic[redacted]
sign.....[redacted].....Date.....9.5.11.....