DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 11/0095 – 36 Rugby Road

DATE OF SITE VISIT: 22/3

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

Detached three storey building on the north side of Rugby Road containing four flats. There is no record of this building's conversion but it was prior to 2002 when an application for replacement windows was agreed. The property has a driveway on its west side to a detached garage in the north west corner of the rear garden.

PROPOSAL

In order to supply individual electricity to these four flats a new intake box is required. It is proposed on the west side of the building which adjoining the entrance to the ground floor flat. The brick structure measures 800mm in depth, 1200mm in width and has a sloping roof between 1000mm and 1200mm high.

RELEVANT PLANNING HISTORY:

02/00714 – Installation of white PVCu replacement windows to all flats – 36, 36A, 36B, 36C. Granted 4.9.02

RELEVANT PLANNING POLICIES:

RES7, BE1, H16 and H18 of the saved Local Plan.
BE1, CC1 and CC6 of the South East Plan
PPS1 Delivering Sustainable Development
Policy 16 Submission Core Strategy

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

No letters from neighbours received.

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 unit is proposed between the side of the building and driveway on a small area of flower bed. It will not obstruct the driveway or pedestrian access to the ground floor flat and is set 8.5 metres back from the pavement edge. On the flank wall of the building opposite is the front door to another flat.

The proposed unit is small in scale. It will not be harmful to neighbour amenity, neighbour outlook or the appearance of the street.

RECOMMENDATION

Grant subject to conditions.

1. 5 years
2. Approved Plans
3. Brickwork to Match

REASONS FOR RECOMMENDATION:

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

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

DELEGATED

Case Officer sign..... Date..... 30/3/11.....

Authorising Officer sign..... Date..... 30 3 11.....