DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/09/0084/FULL – 2 Glebside Avenue

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

SITE AND SURROUNDINGS:

The application property is a two-storey semi-detached house on the western side of Glebside Avenue. The property has a detached garage on its southern side and a small lean-to on the rear elevation. The south side of the site adjoins the rear gardens of No's 104 to 106 Wiston Avenue.

There is a lean-to and rear extension/greenhouse at the attached property which is set back from the boundary of the application site.

PROPOSAL:

Permission is sought for a single storey rear extension/conservatory. The proposed conservatory will project 4 metres to the rear of the house with a width of 3.95 metres, and it will abut the northern side boundary of the site. The south-western corner of the extension will be chamfered to provide a set of double doors that open out in to the garden. The conservatory will have a height of 2.15 metres to the eaves and 3.1m to the ridge of its pitched roof.

The conservatory will be made of PVCu with a brick base, and it will have glazing on all elevations including high level glazing on its northern side.

RELEVANT PLANNING HISTORY:

95/0378 – An application for the erection of a two-storey side extension and rear dormer was refused permission in 1995 due to its poor design, excessive size, and unacceptable impact on the amenities of neighbouring properties.

RELEVANT PLANNING POLICIES:

West Sussex Structure Plan 2001-2016
DEV1, CH1

Worthing Local Plan 2003
BE1, H16

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

One letter of representation has been received from the occupier No. 4 Glebeside Avenue stating that as long as the conservatory is confined to No. 2's property, there is no objection.

PLANNING ASSESSMENT:

The principal issues raised by this proposal are its impact on the amenity of occupiers of neighbouring residential properties and its effect on the character and appearance of the host building and surrounding area.

The main impact in terms of residential amenity would be to occupiers of the immediate neighbouring property to the north as a result of the proximity of the proposal to this neighbour and the depth of the extension.

Worthing Borough Councils Supplementary Planning Guidance on 'Extending or Altering your Home' advises that extensions close to a neighbour's boundary can significantly affect the daylight and sunlight reaching the rear windows of that property. Whilst each application is treated on its own merits, the problem may often be overcome in the case of single-storey extensions by ensuring that they do not project more than 3 metres from the rear wall of the original dwelling house. The proposed extension abuts the northern side boundary of the site and has a depth of 4 metres at this point which is in excess of the above mentioned guidance. It is also considered that the proposed extension would unacceptably overshadow the ground floor rear window of the neighbouring property (No. 4) and would create a 'tunnelling effect' between the existing rear extensions at No. 4 Glebeside Avenue and the flank wall of the proposed extension, which would give rise to a loss of light and an unreasonable sense of enclosure to the occupiers of that property. The proposal is located to the south of the neighbour and will therefore have more of an impact on blocking sunlight reaching the rear garden area and rear windows of the No. 4 Glebeside Avenue.

With regards to overlooking, there is good boundary treatment in the form of high fences, and there is a reasonable separation between the proposed extension and neighbouring properties to the south and west. As such, there would be no significant loss of privacy as a result. There are high level windows facing north, however if permission were to be granted, these windows can be conditioned to be obscure glazed and non opening to prevent any direct overlooking and loss of privacy.

The proposed extension will achieve a reasonable standard of design that is compatible with the existing building and its surroundings. The proposed extension is located to the rear of the property and should not be seen from the Road. Therefore it should not have an adverse impact on the character of the street scene.

Despite officer negotiations the applicant has declined to submit revised drawings that show a reduction in the depth of the proposed extension.

In conclusion, the proposed extension is considered to be unacceptable due to its excessive depth within close proximity to the northern side boundary, which will result in overshadowing and a loss of daylight and outlook to No. 4 Glebeside Avenue.

RECOMMENDATION:

Refusal

REASONS FOR RECOMMENDATION:

The proposal, by reason of its depth in combination with its position abutting the common side boundary of the site, would result in a 'tunnelling effect' with No. 4 Glebeside Avenue, giving rise to a significant sense of enclosure, loss of light and overshadowing to that property. As such, the proposal is contrary to Saved Worthing Local Planning Policies BE1 and H16 as well as the Worthing Borough Council Supplementary Planning Guidance for Extending and Altering Homes, and Saved West Sussex Structure Plan Policies DEV1 and CH1.

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 refused, would have some impact on the applicant's Rights. However, it is considered that the harm caused by the development outweighs these and that in the public interest the application should be refused. Accordingly, it is considered that the decision complies with the Human Rights Act 1998.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

~~Yes~~/No

DELEGATED

Case Officer [redacted]
Sign.....Date 12.03.09

Authorising Officer [redacted]
Sign.....Date 16.03.09

RECOMMENDATION SHEET

Ward: GAI

APPLICATION NO: WB/09/0084/FULL

LOCATION : 2 Glebeside Avenue Worthing West Sussex

PROPOSAL : Construction of a conservatory on rear elevation.

OFFICER : Mr R Jankowski TEL: 01903 221421

APPLICANT:	**AGENT:**
Mrs Bush 2 Glebeside Avenue Worthing West Sussex BN14 7PR	Stephen Bromley Associates 5 West Street Shoreham By Sea West Sussex BN43 5WF Agent's Tel No:

DATE REGISTERED: 2nd February 2009

DATE ADVERTISED: 19th February 2009 DATE ADVERT EXPIRES: 12th March 2009

EXPIRY DATE: 30th March 2009

NEIGHBOUR NOTIFICATIONS	STATUTORY SITE NOTICE	SITE NOTICE
Init. Letter : Extra Cons : Expiry Date :	Date Posted : Expiry Date :	Date Posted : Expiry Date :

EARLIEST DATE DECISION POSSIBLE : 12.03.09

TARGET DATE: 30.03.09 COMM/DEL DATE:

INITIAL ASSESSMENT :

Drawing No. 9012/1

RECOMMENDATION :- **CONSENT/REFUSE/APPROVE**

SUBJECT TO/ON THE GROUNDS THAT :- (Continued overleaf)

see report

DELEGATED DECISION CONFIRMED BY DCM BY :	DECISION NOTICE CHECKED BY OFFICER	DATE DESPATCHED BY :
16/3/09		IC 17/3/09