DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: 11/0114/FULL 45 Strathmore Road Durrington

DATE OF SITE VISIT: 18 April 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application site comprises a brick built bungalow with white render fronting onto Strathmore Road. The house features an existing single storey rear conservatory to the rear. The area in the vicinity is characterised by similarly styled detached bungalows.

PROPOSAL:

The application proposes the formation of a single storey rear extension with dimensions of 11 metres in width, 4 metres in depth with a flat roof and height of 2.9 metres. The existing single storey glazed extension would be replaced.

RELEVANT PLANNING HISTORY:

None relevant.

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policies BE1, H16 and H18
Submission 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 is located within the built up area wherein domestic extensions are generally acceptable subject to the design being satisfactory and there being no detriment to the amenity of the occupants of neighbouring houses.

The extension is considered to be of an acceptable design and integrates satisfactorily with the existing house. Although the extension would be slightly higher than the existing eaves line of the house, its location at the rear and context amongst a multiplicity of similar rear extensions at neighbouring houses is such that no objection is warranted. The extension remains subordinate to the main house and would not be a prominent feature in the streetscape.

The extension largely aligns with neighbouring single storey extensions to both sides although this extension will have a slightly greater depth (by around 1 metre) and as such is not considered to result in any harm to neighbours amenity.

Ample parking space is available on the site frontage and in any case the extension is not considered likely to create any additional parking demand.

Amended plans correct an error of the elevations.

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
- No side windows

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) and the Submission Core Strategy (policy 16).

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

Saved Worthing Local Plan Polices

BE1, H16 and H18

Submission Core Strategy

Policy 16

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

DELEGATED

Case Officer sign.....Date 18/4/11

Authorising Officer sign.....Date 26.4.11