DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

WB/11/0116/FULL

75 Hayling Rise
Worthing
West Sussex

DESCRIPTION OF DEVELOPMENT

Alterations including new window with Juliet balcony (rear elevation); extension to roof (front elevation); construction of side dormer (south roof slope) and single storey rear extension

This application follows approval (WB/10/0465/FULL) in August 2010 for

Proposed ground and first floor extension to rear elevation, dormer roof extension on side (south) elevation, alterations and extension to front roof slope and removal of one roof light and provision of new roof light in new position on side (north) roof slope. (Resubmission of WB/09/0998/FULL)

This was preceded by extensive negotiations and withdrawal of a similar scheme in January 2010 (WB/09/0998/FULL) and refusal of another earlier scheme in May 2007 (WB/07/0384/FULL), as a result of concerns over the design.

The applicant has chosen to follow a similar building different path and the proposal now simply involves extending the front hip in the main roof some 1.6 metres forward which integrates into a part hipped and part flat roof addition to the existing flat roofed element main ridge. A new flat roofed side dormer would be added on the south elevation 3 metres wide; 2.2 metres tall and 2.2 metres deep sitting within the roof slope. A Juliet balcony would be added to the existing rear gable addition and a single storey extension added at the rear 2.5 metres deep band across the width of the house and side garage, flat roofed and 2.6 metres tall with sky lights. The extensions provide enlarged ground floor kitchen and lounge and first floor bedroom and new bathroom.

The extensions are faced to match the existing building – render and brick, hanging tile and roof tiles and follow the pitch angle of the existing roof, excepting the flat roof element of the front extension and rear extension.

DATE OF SITE VISIT: 15.3.11

NEIGHBOURS CHECKED : Y / ~~N~~

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

SITE AND SURROUNDINGS:

The site is in an outer residential suburb on the footslopes of the Downs and the ground falls from north to south.

The property which is the subject of this application was as originally built in the early 1950s as a small bungalow connected to its paired partner to the north by a pair of contemporaneous and well set back single garages. It is recessed on a common building line and enjoys a moderately deep rear garden. The property has since been altered and extended to add a rear barn ended roof extension and raised terrace behind and a small a flat roofed extension at the front, next to the projecting front gable and bay. It provides three small and narrow bedrooms in the roof and one in the ground floor. It is faced in render except the rear extension which is tile hung at first floor level. There are rooflights in the existing roof on both flanks and a window in the rear gable.

Bungalows adjoin the site (with no windows in the flanking roofslopes) and similar bungalows or chalets face or abut the site at the rear. The boundaries with flanking bungalows are marked by a substantial fence to the south and the paired garage, tall wall and mature trees to the north. The rear boundary is substantial and includes a tall fence and trees. A large summer house and swimming pool have been added in the rear garden.

RELEVANT PLANNING HISTORY:

Application Number	Development Description	Decision	Decision Date	Appeal Decision	Appeal Decision Date
00/00523/FULL	Extension to ground floor at front and rear including extension of roof to form gable end	GRANT CONDITIONAL CONSENT	25-07-2000		
07/0032/FULL	Extensions to dwelling to provide guest room, study, enlarged living room and kitchen, enlarged master bedroom, integral garage, enlargements to first floor bedrooms and bathroom.	REFUSE THE APPLICATION	05-03-2007		
07/0384/FULL	Extensions to provide guest room, enlarged living room and kitchen, replacement bay window and porch to the front elevation, enlargements to first floor bedroom and bathroom.	REFUSE THE APPLICATION	16-05-2007		
09/0998/FULL	Proposed ground and first floor extensions to rear elevation; dormer roof extension to side; alterations and extension to front roof slope incorporating a dormer.	WITHDRAWN	12-01-2010		
10/0465/FULL	Proposed ground and first floor extension to rear elevation, dormer roof extension on side (south) elevation, alterations and extension to front roof slope and removal of	APPROVED	16.8.2010		

	one roof light and provision of new roof light in new position on side (north) roof slope. (Resubmission of WB/09/0998/FULL).		
503/52	OUTLINE APPLICATION FOR THE ERECTION 6 DETACHED BUNGALOWS & GARAGES. 73-85 ODD HAYLING RISE.	APPROVED WITH CONDITIONS	21-10-1952
837/53	ERECTION OF 8 DETACHED BUNGALOWS & GARAGES. 71-85 ODD HAYLING RISE.	APPROVED	22-12-1953
837A/53	RE-POSITIONING OF PROPOSED BUNGALOWS & ALTERATIONS TO PLOT BOUNDARIES. 71-85 ODD HAYLING RISE.	APPROVED	22-04-1954

RELEVANT PLANNING POLICIES:
(Refer to national, structure and local plan policies where relevant)

Saved Worthing Local Plan Polices BE1, H18 , TR9 and H16,
Planning Policy Statement: 1 Delivering Sustainable Development
PPG13: Transport
Planning Policy Statement 3: Housing
Worthing Borough Council Supplementary Planning Guidance extending your home e

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

None

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.

PLANNING ASSESSMENT: (Include any impact on Crime & Disorder and Issues identified above)

The principal issues raised by this proposal are:-

- Principle of development
- Impact on the amenity of future occupiers and neighbours
- Impact on the integrity of the design of the property and character of the townscape.

- Access and parking

Principle of development

Whilst the extensions encroach into the curtilage of the site, the loss of garden is minimal compared to the overall remaining space and the quality of the space lost is not significant in overall environmental terms. The site is reasonably sustainably located in the urban area and upgrades and expands the living accommodation.

Impact on the amenity of neighbours

The front roof extension is very modest in scale and remote from the flanking boundaries and neighbouring properties. Given these separation distances, the boundary screening, the window arrangements and the topography, no unacceptable harm in terms of outlook, loss of privacy or natural light is foreseen to these neighbours. Similarly, the rear neighbours are unaffected.

The side dormer is appreciably larger than the previously approved dormer but as it looks out onto the windowless flank rooflsope of the southern neighbour and serves a bathroom, the neighbour impact would be minimal, especially if it is obscure glazed by condition.

The rear single storey extension is identical in size to that previously and adequately separated and screened from the flanking and rear neighbours and contains no windows in its sides.

As such the proposal is unlikely to give rise to unacceptable amenity impacts.

Impact on the integrity of the design of the property and character of the townscape

The changes to the front roof extension are disappointing compared with the previously approved plans. These fully removed the existing inelegant front projection by careful integration in the roof, preserving the essence of the character of the property- hipped roof with projecting gable which is typical of the area and contributes strongly to the townscape. The alternative put forward in the current application does look contrived and awkward and unsympathetic to the character of the roof, retaining an incongruous flat roof element. However, it does improve marginally on the existing situation with an anomalous large flat roofed projection and so it would be difficult to refuse the application.

The deletion of the first floor rear extension is welcome as this made the property significantly deeper than its original form and would have been obliquely visible from the street. The ground floor rear addition is not visible from the street and preserves the original form of the bungalow.

The side dormer even in its reduced size in the previous planning permission was always recognised as an incongruous and unattractive excrescence. However, it is now appreciably larger and bulkier and more prominent.

The applicants previously argued that it would, if built independently, still qualify as Permitted Development; viz

I can confirm that the volume of the (original) *hip to a gable is 25m³ and the proposed dormer has a volume of 4m³, giving a total of 29m³, therefore as discuss the dormer could be constructed as permitted development.*

On this basis it was previously accepted by officers that it would be inappropriate to resist the scheme simply on the visual impact of the side dormer or require it to be removed from the scheme and pursued as Permitted Development

The current larger dormer is still only 7.26 M^3 and therefore remains within Permitted Development limits of 50 m^3 , (though it would not meet the requirements for the window it be obscure glazed and at least 1.7 ms to the cill, this could be easily satisfied with only minor changes)..

Whilst the dormer is poor design, it is not so offensive as to warrant refusal in the face of this obvious fall back under Permitted Development and at least remains well set back from the front and enjoys expansive surrounding space in the roof slope.

Access and parking

These are unaffected other than the very modest increased travel demand from the upgraded accommodation.

RECOMMENDATION:

Grant Permission subject to conditions on time; external materials to match existing external finishes; dormer window to be obscure glazed and non-opening below 1.7 metres above finished floor levels; built as approved; no new windows in dormer

REASONS FOR RECOMMENDATION:

The application has been considered in the light of the 'saved' policies of the Worthing Local Plan (BE1, H16, H18), national policy in the form of Planning Policy Statement: 1 Delivering Sustainable Development; PPG13: Transport; and Planning Policy Statement 3: Housing and Worthing Borough Council Supplementary Planning Guidance: Household extensions and all other material considerations. Whilst the quality of design in the front roof extension does not achieve that of the previous planning permission and the side dormer is obtrusively large and bulky, the development would not unacceptably detract from the local environment to the extent that it warrants refusal, bearing in mind the fall back position under Permitted Development and the existing appearance of the property. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and would not harm access and parking. It is therefore acceptable.

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION?

Y / ~~N~~

DELEGATED [redacted]

Case sign..... [redacted] .....Date.....6.4.11..... Officer

Authorising sign..... [redacted] .....Date.....6.4.11..... Officer