DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

WB/09/1017/FULL

171 Heene Road
Worthing
West Sussex
BN11 4NN

DATE OF SITE VISIT: 05/01/2010

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application site comprises a semi-detached Victorian property situated on the west side of Heene Road. The property contains land to the side elevation that is currently used as vehicle parking bay. This area is approximately 3m wide and runs the length of the property.

The property falls within the Shakespeare Conservation Area. The area context is predominantly residential characterised by housing of semi-detached Victoria-era design. The adjoining properties contain garages that are set back to the rear of the properties.

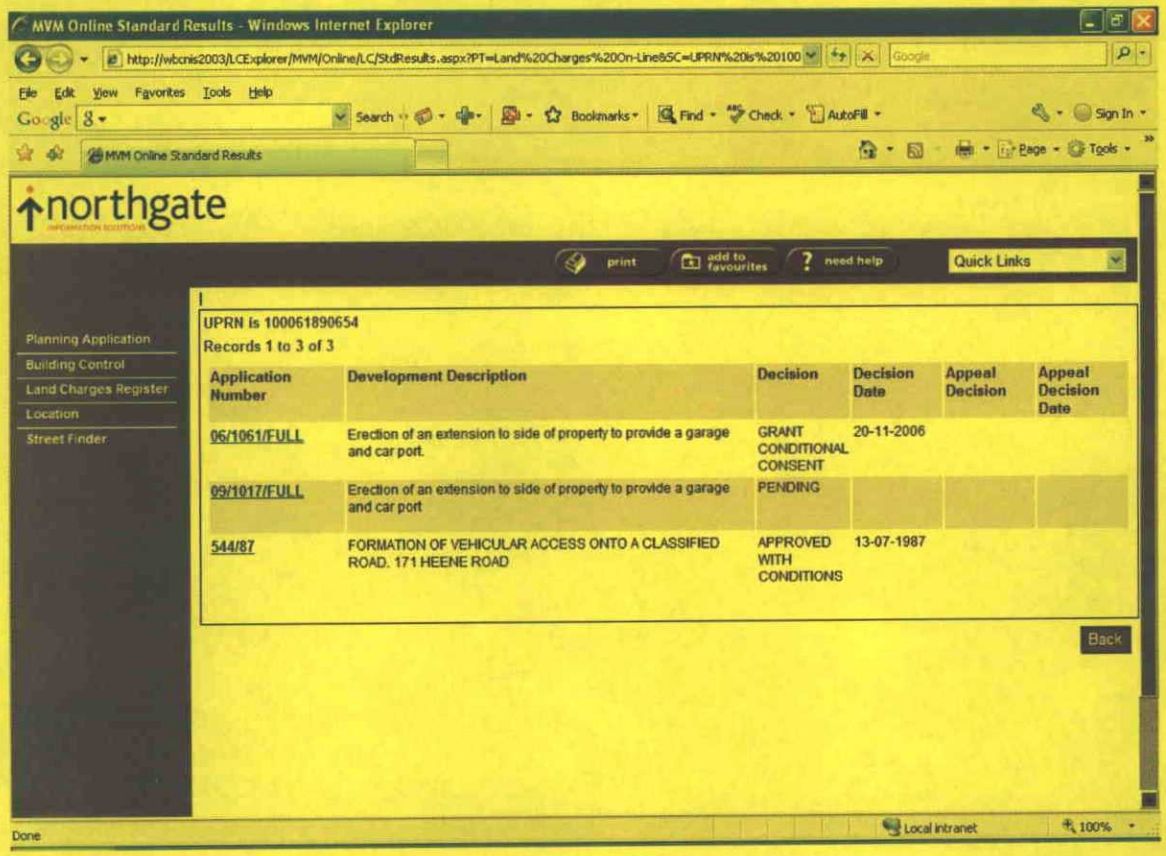
PROPOSAL:

The application proposals relate to the erection of a single storey side extension to provide garage and carport. The garage will measure 5.5m in width x 2.9m in width x 2.8m in height to flat roof. The garage frontage to Heene Road will comprise a 3m high parapet wall façade and will be setback from the front elevation of the property by 4.2m. The carport will be situated directly to the rear of the garage, measuring 6.2m in length x 2.9m in width x 2.9m in height (reducing to 2.6m with the boundary with no. 169 Heene Road) with a low angle single slope roof.

The construction materials for the garage comprise brick, mortar to match those on the existing property with lead roofing material. The garage doors will be metal 'up and over' to match the front door colour. There is only limited information in respect of the design and construction for the carport but is understood the roof will comprise polycarbonate sheeting.

The application proposals are a resubmission of the scheme approved under WB/09/1017/full on the 27th September 2006 (this planning permission has now expired).

RELEVANT PLANNING HISTORY:



RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan Polices BE1, BE25, H16 and H18.
South East Plan Policies BE1, BE6 and CC6.

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

The Executive Head of Health and Community Safety has requested a precautionary planning condition (contaminated land) as it is for the extension of a vulnerable use.

PLANNING ASSESSMENT:

The principal issues raised by this proposal are impact on the:-

- neighbouring residential amenity,
- architectural integrity of the property,
- character and appearance of the Conservation Area, and
- visual amenity of the local townscape.

The adjacent property at no. 169 Heene Road has several habitable room windows in its ground floor side elevation facing the proposed garage and carport, however, given the modest height of the garage which extends approximately 1m above the existing boundary treatment, the proposed development would not have adverse impact on residential amenity by loss of light, outlook or privacy. This can be further ensured by the imposition of planning conditions restricting the insertion of windows/openings on the side elevation of the proposed garage. There will be no other impact on any other residential properties given the separation distances from habitable room windows facing the proposals.

The design and appearance of the garage would achieve an acceptable standard and ensure a subservient addition to the property. The extension would incorporate a flat roof design which can be considered undesirable in some instances but given the set back nature of garage from the main front wall of the property, its use of lead roofing and its treatment with parapet wall to disguise its appearance from the street scene, in this instance, the design and appearance is considered acceptable and would preserve the architectural integrity of the original property.

The design and construction of proposed carport/flat roof was considered to be inappropriate within an Conservation Area, however, amended details have now been received confirming the replacement of the polycarbonate sheeting with traditional glazing system incorporating 6mm thick glazing. This will ensure the proposed carport would achieve a good standard of design and construction that would harmonise with the surrounding built form and would maintain the architectural integrity of the property.

Overall, the proposed garage and carport would not have an adverse impact on neighbouring residential amenity, would not detract from the architectural integrity of the property, would preserve the character and appearance of the Shakespeare Conservation Area and would not have an adverse impact on the character and visual amenity of the local townscape.

In light of the above assessment, and in the absence of any other material considerations to lead me to a different conclusion, approval is recommended.

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:

Approval

REASONS FOR RECOMMENDATION:

In the consideration of this application, the Council has had regard to the following policies:

Worthing Borough Local Plan (adopted September 2003)

Policy BE1 (Design Quality – requires new development to demonstrate a high standard of design and make a positive contribution to visual quality of the area).
Policy BE25 (Special Character Areas – proposals should not have an adverse impact on areas of special character).
Policy H16 (Domestic Extensions and Alterations - includes criteria for assessing extensions to existing dwellings and ancillary development).
Policy H18 (Amenity of Residents – proposals should not have an adverse impact on amenity)

South East Regional Spatial Strategy (adopted May 2009)

Policy BE1 (Management of Urban Renaissance – encourages improvement to the built environment through maximising opportunities).
Policy BE6 (Management of the Historic Environment – encourages proposals to make sensitive use of historic assets).
Policy CC6 (Sustainable Communities and Character of the Environment – promotes sustainable development that enhances distinctiveness and high quality built environments providing 'sense of place').

Supplementary Planning Guidance

Extending or Altering Your Home (includes general criteria used for the assessment of all domestic residential extensions and ancillary development).

The Council find that:-

- the proposed development would not have an adverse impact on the amenities of other residences to justify refusal of planning permission; and
- the proposed development demonstrates an acceptable standard of design and appearance that is appropriate in the existing natural and built context; and
- the proposed development would maintain the architectural integrity of the application property; and
- the proposed development would not have an adverse impact on the character of the local townscape or the visual amenity of the street scene;
- the proposed development would preserve the character and appearance of the Shakespeare Conservation area; and
- the proposed development complies with all the relevant planning policies referred to above and that there are no justifiable reason to refuse planning permission.

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

DELEGATED

Case sign.... [redacted] .....Date.....29/01/10..... Officer

Authorising sign..... [redacted] .....Date.....8.2.10..... Officer