DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/05/0930/FULL - 47 Cuckfield Crescent

DATE OF SITE VISIT: 20th September 2005

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

This is a semi-detached bungalow on the southeast side of Cuckfield Crescent. A detached garage is set back from the property and attached to an identical structure serving the adjoining property on this side. Several parking spaces are provided on the driveway.

PROPOSAL:

The proposal is to demolish the existing garage and erect a new, larger garage measuring approximately 4.85m wide, 6.8m deep and 2.75m high with a flat roof.

It is also proposed to erect a rear extension, measuring 4m deep, 6.8m wide and 2.75m high with a flat roof.

RELEVANT PLANNING HISTORY:

None.

RELEVANT PLANNING POLICIES:

West Sussex Structure Plan 2001-2016
DEV1, CH1

Worthing Local Plan 2003
BE1, H16

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None.

PLANNING ASSESSMENT:

The main issues for consideration are the impact of the proposal on the character of the existing property and street scene, and the impact on the living conditions of adjoining properties.

The proposed garage would be set back a good distance from the house, in the same position as the existing garage. Although it would be a wider structure with a slightly higher roof, given its position and the existing flat

roofed garages, it is not considered that this would have any significant impact on the character of the area or the street scene. Given its position beyond the neighbour's garage from their perspective, it is not envisaged that there would be any harm to amenity by reason of overshadowing or overbearing impact.

The proposed rear extension originally indicated a depth of 5 metres, abutting the common boundary with the attached neighbour. However, this was considered to be an excessive depth so close to the common boundary, which would have appeared overbearing from the neighbouring property. Therefore, following discussions, the plans have been amended to show a reduced depth of 4 metres and the extension moved approximately 0.5 metres from the boundary. Given the modest height and flat roof, it is not considered that the revised extension would significantly harm the amenities of the neighbouring property on this side. However, a condition should be imposed to ensure that no windows are inserted in this flank wall to protect the privacy of this neighbouring property.

There is ample space on the driveway, and provided by the new garage, to accommodate any increase in pressure for parking as a result of the extension.

RECOMMENDATION:

Approve, subject to:
C.1.A. (Revised Standard Duration – 3 years)
C.9.E. (Matching materials)
C.12.C. (No windows in northeast flank elevation)
C.13.A. (Amended plans)

REASONS FOR RECOMMENDATION:

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

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 on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

N/A

DELEGATED

Case Officer
Sign..... Date 14/10/05

Authorising Officer
Sign..... Date 14/10/05