DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/08/0673/FULL – 4 Maytree Avenue

DATE OF SITE VISIT: 03.10.2008

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application property is a detached bungalow located on the eastern side of Maytree Avenue. The surrounding properties are predominately bungalows. Bungalows to the north and south are built on the same building lines as the application property and both have dormer extensions in the rear roof slope.

PROPOSAL:

This is a full planning application for a new hipped roof with an increased height of 1.6 metres incorporating 2 dormers on the front elevation and 2 dormers on the rear elevation. Permission is also sort for a new conservatory on the rear elevation.

The proposed new pitched roof will cover the full width of the house including the garage on the northern side. The height of the existing roof is 5.15 metres and the height of the new roof will be 6.75 metres, meaning an increase in height by 1.6 metres in total. The new roof will be pitched on all four sides with a flat roof section at the top of the roof rather than a full pitch. The southern side wall of the house will be built straight up by an additional 0.8 metres and the chimney breast on this side of the house will be retained.

Two dormers are proposed on the front roof slope and two on the rear. They will measure 1.6 metres wide and will have pitched roofs giving them a total height of 2.2 metres.

The proposed conservatory will be located on the south-east rear corner of the property between the living room and the existing lounge extension. It will have a depth of 4.2 metres and a width of 5.8 metres. The roof will be partly flat with a pitched section of glazing in the centre. It will have a height of 2.85 metres to the eaves and 3.55 metres to the pitch.

RELEVANT PLANNING POLICIES:

West Sussex Structure Plan 2001-2016
DEV1, CH1

Worthing Local Plan 2003
BE1, H16

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

Four objections have been received from the occupiers of neighbouring properties, summarised in the following points:

- The proposed dormer windows in the rear roof slope will be visually intrusive and will overlook properties to the rear causing a loss of privacy and amenity.
- The raise in roof height further increases the above concerns.
- This is an over-development in a residential area where the majority of dwellings are bungalows.
- The height of the proposed roof will be out of character with surrounding properties.
- The proposed development will overshadow and overlook our property and will block light to our side windows (No. 6)
- The proposed extension will tower over properties to the west and the front dormers will give rise to overlooking and loss of privacy for those properties.

PLANNING ASSESSMENT:

The principle planning concern with this proposal is how the bulk, appearance and form of the extension works would impact on neighbouring properties and the visual amenity of the neighbourhood.

The proposed flat roof section at the top of the new roof would be highly visible from all angles and represents an undesirable and poorly designed feature of the new roof and would be harmful to the appearance of the building. The main concern with this application is the size of the new roof which will cover the full width of the house and would lend the building a very bulky appearance, which is further exasperated by having two dormers in the front roof slope. The proposed new roof would be unsympathetic and the top heavy character and overall massing of the roof would appear an obtrusive, alien and unattractive feature in the street scene, out of character with the predominant characteristics of surrounding development.

The additional height of the side wall on the south elevation close to No. 2 Maytree Avenue would be somewhat overbearing but due to good separation and no additional side windows it is not considered that this increase in height would have an unacceptable impact on the amenities of that property.

Whilst some overlooking of rear gardens of neighbours would result, the adjoining properties already overlook the applications property rear garden and the main outlook from the proposed rear dormers would be straight down the applicants garden and as such is considered acceptable in these circumstances. It is considered that rear adjacent properties are somewhat remote and well screened by boundary planting and there is a good separation between the application property and front adjacent properties and as such it is considered that overlooking of these properties would not be at unacceptable levels.

The proposed conservatory is of a satisfactory design and its siting and scale would not be detrimental to the neighbouring properties, nor harm the appearance of the dwelling.

RECOMMENDATION:

Refuse planning permission

REASONS FOR RECOMMENDATION:

The proposed roof additions and alterations, having regard to their height, scale, massing, proportions, and design, with particular reference to the discordant flat roof section, would result in incongruous, obtrusive and unsympathetic additions to the roof of this property, out of character in this location and detrimental to the visual amenities of the street scene. As such, the proposal conflicts with Saved Policies BE1 and H16 of the Worthing Local Plan 2003 and Saved Policies DEV1 and CH1 of the West Sussex Structure Plan 2001-2016.

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?

No

DELEGATED

Case Officer
Sign.....[redacted].....Date...06.10.08.....

Authorising Officer
Sign.....[redacted].....Date...6.10.08.....