DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

WB/11/0137/FULL

32 Hayling Rise
Worthing
West Sussex

DESCRIPTION OF DEVELOPMENT

Amendment to house known as Unit 7 in NE corner of site 32 Hayling Rise in the context of approved scheme for Demolition of partially built block of flats and construction of 7 dwellings with associated access, car parking, and landscaping. Amendments include. South elevation - balconies simplified, additional central window to first floor window style amended. Bays only at ground floor level with revised glazing at basement level. West elevation - window style amended, balcony and railings simplified; East elevation - window style amended window replaced by a door, balcony and railings simplified and north elevation of building is no longer a retaining wall;: North elevation: Retaining wall removed abutting house and open patio created, new windows and doors to ground floor, new windows to first floor, with retaining wall resited to north and external steps also resited.

The proposal follows the grant of planning permission in July 2010 for the demolition of partially built block of flats and construction of 7 dwellings with associated access, car parking, and landscaping (WB/10/0137/FULL) .

This succeeded the grant of planning permission in 2007 on the current application site (32 Hayling Rise) and the adjacent land at 24 Woodland Avenue (outside of the current application site) for sixteen flats arranged in four blocks, two storeys tall (plus accommodation in the roof and basement) and served by an underground car park (WB/070170/OUT and WB/07/0567/OUT refer).

The relevant conditions attached to the 2007 planning permissions were discharged and works commenced in April 2008. However, the developer fell into financial difficulties and construction activity ceased in December 2008 with the developer subsequently going into Administration. Works undertaken were limited to excavation of the site; construction of the shell (minus part of the roof) of the corner block (Oak Lodge) and substantial completion of the underground car park.

The site was acquired by the new owners in 2009 and the approved 2010 scheme is now almost complete, with a number of pre-commencement conditions approved.

The current application seeks to modify the design of Unit No7 to reflect design refinements and to minimise excavation and import of infill on this sloping site and to improve the quantity of the amenity areas of this unit. This is described fully in the Design and Access Statement below but largely involves changes to fenestration; excavation of the area to the north and east of the unit and construction of retaining walls.

Fundamentally this application looks to make minor revisions to Unit 7of the scheme as approved under WB/1 0/0383/FUL to the extent that building that had consent was both difficult to construct, and would result in importing fill to create gardens that had previously been excavated, along with the creation of retaining walls, to retain earth that currently is not present. The reworking of unit 7 has eliminated the need for importing fill on site and heavy construction traffic. The landscaped contours as existing have been utilised to create garden space for unit 7, and have allowed the insertion of a few additional windows to provide some light and natural ventilation to the ground floor space. Importantly the scale massing and floor area of unit 7 have not changed from the scheme that has been granted consent. The location, materials, and its setting from the highway remain, by and large, as approved.

DATE OF SITE VISIT: 10.5.11

NEIGHBOURS CHECKED : Y / ~~N~~

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

SITE AND SURROUNDINGS:

The property which is the subject of this application lies on the north east part of the development site 32 Hayling Rise.

This development site sits at the north east corner of the T-junction between Hayling Rise and Woodland Avenue, in the inter-war and early post-war residential area of High Salvington, on the lower slopes of the Downs. This part of High Salvington is characterised by bungalows on the southern part of Woodland Avenue and southern stretch of Hayling Rise, and, generally, larger houses and chalet bungalows on the northern part of Woodland Avenue and facing northern stretch of Hayling Rise. The land slopes steeply north to south but also, more gently, from east to west. The area benefits from mature planting and, often, large gardens, with buildings well set back, though more recent infill and redevelopment has seen densities and the scale of development increase.

The 2010 approved scheme is almost complete and a number of units are actually finished. Whilst units 1 to 6 have been designed to give the impression of addressing either Hayling Rise or Woodland Avenue, the true frontages of the houses, including unit 7, face onto an internal landscaped courtyard in the centre of the site. The houses are well set back, following the notional building line.

Each of the houses have their own marked plots and gardens with independent pedestrian access from the street apart from unit 7 which relies on communal facilities. Vehicular access is, principally, via a new access, just to the west of the approved scheme and down a ramp, concealed by a kink in the drive, into the basement car park. The basement provides parking for 12 cars, as well as parking for bicycles and motor bikes. In addition, it furnishes substantial accommodation for several of the units, including 7 in the case of unit 7 bedroom space, taking advantage of the large light well. Unit 4 facing Hayling Rise exploits an existing vehicular access to sere two exclusive open parking spaces tucked in behind the hedge and adjacent boundary hedge with its neighbour.

The new dwellings are arranged as large two storey villas and houses which provide additional space in the lofts and basements and enjoy at least four bedrooms. Whilst they are all individually designed in vernacular traditional pre-war/Edwardian style, they present as a family, with strong common themes. The exception is unit 7 in the north east corner. Prevalent architectural features in the family of villas/houses include hipped roofs, gables, chimneys, bays, oversailing eaves, jetted upper floors, porches, balconies and pitched roof dormers and rooflights. They are faced in a common palette of brick, various renders including with tudorbethan half timbers and clay plain roof tiles.

The most distinguished buildings are unit 4, half of a semi detached property, prominently sited on the apex of the corner and featuring a two storey turret with conical roof and the aforementioned Unit 7. Unit 7 is not readily visible from the street and is arranged as a pavilion with hipped pyramidal roof and round bays, surmounted by balconies.

The front hedge and remaining trees have been retained and the large and well screened front curtilage space used as the "back gardens" for the houses, excepting unit 7 which benefits from a conventional rear garden. The central courtyard is predominately hard landscaped. Planting to define and reinforce the individual plots and screen and frame the main vehicular access to the basement is also shown, along with retained and enhanced boundary planting.

To the north, on higher ground, is 34 Haying Rise, a chalet bungalow with pitched roof and dormers which is set well back and separated from the application site by a garage and driveway and a screen of mature trees.

No. 24 Woodland Avenue stands to the east of the application site at an angle to the road on appreciably higher ground. It is a smaller, post-war bungalow with hipped roof which has been extended since and incorporates a detached garage by its eastern boundary. Its western boundary with the application site is marked by a substantial fence and tree/shrub screen and, in the deep back garden, by several outbuildings.

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan Polices BE1, H18, RES7, and H16,

Planning Policy Statement: 1 Delivering Sustainable Development
PPG13: Transport
Planning Policy Statement 3: Housing

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

The Executive Head of Health and Community Safety comments are awaited.

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.

PRINCIPLE OF DEVELOPMENT

This is an amendment to an agreed and substantially implemented scheme which would improve quality of the accommodation and facilities and the principle is accordingly acceptable. The internal changes to the layout of the floorplans are not material.

IMPACT ON THE AMENITY OF NEIGHBOURS

The reconfiguration of the excavated areas would not materially impact on the neighbours to the north or east as floor and roof levels are unchanged and a substantial part of the existing raised ground is retained, along with the boundary treatment fence. This is supplemented by planting and outbuildings in the neighbour's garden at No 24 which are located close to the common boundary. Due to the levels of the site and adjacent site and the fact that Unit 7 sits in an excavated area, Unit 7 would continue to be read as a bungalow from the vantage point of 24 Woodland Avenue's rear garden. The existing buffer provided by the tree planting in the garden of No 34 Hayling Rise to the north would remain along with a substantial part of the retained buffer land.

The Juliet balcony and additional second floor window in the north elevation of Unit No7 would not materially affect overlooking as the approved scheme already provided for grade access to the rear garden at this point. The unit would appear as a two storey house at this point but views form No 34 are limited at this point and given the separation distances and screening this would not be harmful to outlook.

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 external appearance of unit 7 are relatively modest in themselves. The striking barrel shaped bays are no longer taken to the basement level. However, as views of the full bay would have been restricted to the basement courtyard itself, the impact on public realm is minimal. The removal of the curved balustrade to the bays is regrettable but the replacement design is adequate. The other changes to fenestration are minimal.. The canopy above the first floor on the west elevation is however unduly large with an undue gap above the door frame.

RECOMMENDATION:

Grant Permission subject to conditions on time; compliance with approved drawings; compliance with details approved under WB/10/0137/FULL re dust control; surface water drainage; and new conditions on boundary treatment; landscaping; no new windows in east elevation on first floor level or roof; removal of Permitted Development rights for extensions and out buildings.

REASONS FOR RECOMMENDATION:

The proposal makes minor changes to the design of the dwelling and its surrounds, following approval of WB/10/0137/FULL for the redevelopment of the wider site. The amendments would not materially harm the amenity of the neighbour dwelling , nor unacceptably affect the appearance of the application. As such it accords with Saved Worthing Local Plan policies BE1 and H18 and Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Statement 3: Housing

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

DELEGATED

Case Officer sign..... [redacted] ....Date..11/5/11.....

Authorising Officer sign.....[redacted].....Date.....12·5·11