DELEGATED APPLICATIONS

ASSESSMENT SHEET

ADDRESS/APPLICATION NO:

22 Gorse Avenue
WB/08/1102/FULL

DESCRIPTION OF DEVELOPMENT

The proposal is for a single storey side extension on the north elevation of the existing building and to demolish the existing side garage. Permission was given for a replacement side garage in 2006, however, the current proposal is wider and not as deep. The current scheme would have a hipped roof and would be approximately 4.8 metres wide, 5.7 metres deep and 4.2 metres in height with double open facing entrance doors on the front elevation and a single door/window on the rear elevation. The proposed extension would be stepped back by approximately 1.5 metres from the front elevation in line with good design principles.

DATE OF SITE VISIT:

15/12/08

NEIGHBOURS CHECKED :

Y / ~~N~~

SITE AND SURROUNDINGS:

Two-storey detached house with attached garage on northern side, corner of Gorse Avenue and Offington Avenue.

RELEVANT PLANNING HISTORY:

06/0712/FULL – Erection of a single storey extension to side (north) elevation forming enlarged garage to replace existing (revision of refused application WB/06/0054/FULL)

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

Saved Worthing Local Plan Polices BE1, H18 and H16,
Saved West Sussex Structure Plan policies CH1 and DEV1
PPS1
PPG13
PPG15
PPG13

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

Arboricultural Officer – No objections

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:

The principal issues raised by this proposal are:-

- Impact on the amenity of neighbours
- Impact on the integrity of the design of the property and character of the townscape.

Impact on the amenity of neighbours

The proposal is unlikely to give rise to unacceptable amenity impacts as the scale of the development would be unlikely to create any overshadowing or overlooking of number 19 Offington Avenue.

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

The proposed garage would provide a slightly larger attached extension/garage building than what has previously been approved.

In terms of its siting, scale, proportions and design, the proposal would respect the character, form and appearance of the existing building and the area and would not unduly prominent within the streetscene, provided that it is completed using a brick and tile finish to match the existing building.

Concern has been raised in relation to the proximity of the closest protected cherry tree T3, however, the arboriculturist has commented that this would be unlikely to damage the roots significantly provided roots are cut cleanly at right angles.

Conditions should be imposed on the permission to restrict the use of the building to private garaging in connection with the existing dwelling, 22 Gorse Avenue or for

purposes incidental to the enjoyment of the dwelling only, and for no other purpose; and preventing the subsequent alteration, adaptation or conversion of the garage into any form of habitable accommodation, except with the prior permission of the Local Planning Authority. These are to protect the amenities of the adjoining property to the east and in the interests of visual amenities. Subject to conditions to control these matters, the application is acceptable.

RECOMMENDATION:

Grant Permission subject to

- Time Limit
- Materials to match existing
- Restrict use of garage – private garaging only
- No subsequent alterations, adaptations

REASONS FOR RECOMMENDATION:

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

Saved Worthing Local Plan Polices

BE1, H18 and H16,

Policies BE1, BE2 and H16,

Saved West Sussex Structure Plan Polices

Policies CH1 and DEV1

National Policy

PPS1
PPG13
PPG15
PPG13

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

DELEGATED

Case Officer [redacted]
sign..... .....Date.....18/12/08.....

Authorising C[redacted]
sign..... .....Date.....5.1.09.....