DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/10/0030/FULL – 3 Offington Lane

DATE OF SITE VISIT: 10/02/10

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

This application relates to a three-storey Mock-Tudor terraced property within the heavily trafficked Thomas A Becket shopping parade. The ground and upper floors of the premises is occupied by a Dental Practice. A traditionally designed shop front is evident at ground floor.

PROPOSAL:

The development sought for has been advertised as construction of a dormer roof extension and roof light on rear elevation in connection with the conversion of roof space above existing dental practice to provide additional office/storage facilities

The proposal consists of:-

- A flat roof rear dormer to measure (at maximum) approximately; 2metres in height, ~~2.3metres~~ 1.5 metres in width, and 2metres in depth
- Installation of roof light in rear roof slope

RELEVANT PLANNING HISTORY:

None

RELEVANT PLANNING POLICIES:

South East Plan 2009
BE1, SP3, CC1, CC6, RE3, RE6, T4, SCT3

Worthing Local Plan 2003
BE1, H18, TR9

Government Advice
PPS1, PPS4, PPG13

None

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

West Sussex County Council Highways consultation response received, content of which is summarised below:

It is unlikely the creation of an additional office and storage area would result in any greater intensification of use of the existing access; there should not therefore be any impact upon highway safety

Borough Health and Housing consultation response received, content of which is summarised below:

No comments

PLANNING ASSESSMENT:

Introduction

The principal planning concerns with this development are its visual impact and upon the amenities of adjoining land uses (including neighbours). Although an intensification of an existing business, this small scale proposal is unlikely to materially affect highway safety and/or capacity of local streets to accommodate on street parking demand.

Visual Impact

The dormer is of a satisfactory design and sits comfortably within the roof slope of the existing building. The roof light would be conservation-style, and is equally acceptable.

Adjoining land uses impact

The position of the dormer, set away from the windows of adjoining premises and properties, avoids undue overbearing and overshadowing. Some overlooking would arise from the dormer. However, the dormer serves a less intrusive office/store. It would also overlook a commercial yard rather than more private intimate space.

Conclusion

For the reasons set out above, it is recommended the application be approved conditionally.

RECOMMENDATION:

1. Standard 3 yr time limit
2. Materials and finishes to match existing
3. Roof light to be of conservation style
4. Plans as amended

REASONS FOR RECOMMENDATION:

The proposed development is within the built-up area and would help meet the need for additional employment provision and economic and environmental regeneration without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the relevant 'saved' policies of the Worthing Local Plan (BE1 and H18, TR9) and the South East Plan (SP3, CC1, CC6, RE3, RE6, T4, SCT3).

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..... [redacted] .....Date..... 12/3/10.....

Authorising Officer
Sign..... [redacted] .....Date..... 15 3 10.....