STRATEGIC HOUSING AND PLANNING COMMENTS

LOCATION: 17 Heene Road, Worthing, West Sussex

PROPOSAL: Outline application for the demolition of existing garage building and erection of one No 3 bedroom dwelling

APP NO: WB/10/0094/OUT

OFFICER DEALING: Ms. R. Smith

DATE SENT TO POLICY: 05/03/2010

BE 1: Building design quality
H 18: Amenity

Although this proposal is advocating an addition to Worthing's housing stock there are other policy considerations that need to be taken into account.

The proposal is within a Conservation Area and the construction will need to be designed in such a way as to be in keeping with the surrounding area. Clearly, this is an outline application and no detailed designs have been provided, apart from preliminary floor plans.

I believe that the most important consideration is one of potential amenity, hence saved policy H18 is relevant. The supporting documentation acknowledges that there will " a degree of overlooking" but as it is a town centre location " there is always going to be a degree of inter-visibility between properties and gardens and as such is not considered to be unacceptable in this location"

I do not agree with this summary. This site is not a town centre location in my view and the view that the degree of overlooking not being considered unacceptable is not one that should be made definitively by the applicants. That decision should be made in consultation with Development Control and the occupiers of the surrounding properties.

The applicants pay great heed to the parking provision at the site. The issues of parking needs to be assessed after consultation with the Highways Department at the County Council.

Although the application is at the outline stage I feel that the issues above need to be investigated further if a full application is to be submitted.

Ken Costello ext.1359 **18th March 2010**