DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0072/FULL 114 Offington Avenue Worthing

DATE OF SITE VISIT: 3 March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The existing house comprises a detached two storey house forming a curtilage building of what was historically parkland to Offington House. The house is an L shaped building located away from Offington Avenue with no road frontage to this aspect and access taken via a laneway to Offington Lane. The area in the vicinity is generally comprised of 1930s to 1970s residential development fronting onto Offington Avenue, Hall Close and Offington Lane.

PROPOSAL:

The application proposes a two storey extension to the eastern side and single storey infill extension to the west. The two storey extension would largely replace an existing part single, part two storey wing on the eastern side and have dimensions of 9.5 metres in width, 5 metres in depth under a pitched roof with hipped end. The infill extension to the west would have dimensions of 2.6 metres in width and 1.4 metres in depth and infill an existing angle created by a two storey gable element to the west.

RELEVANT PLANNING HISTORY:

185/88: Two-storey extension to east elevation to provide dining room and garage on ground floor and master bedroom on first floor. Granted consent, 11/04/88.

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policies BE1, H16 and H18
Submission Core Strategy policy 16
PPS1: Delivering Sustainable Development

REPRESENTATIONS:

One letter of objection received which comments on the following matters:

- The extension would be out of character and visually intrusive,
- Would cause a loss of light to neighbouring properties,
- Result in additional overlooking.

RELEVANT CONSULTATION RESPONSES:

West Sussex County Council Archaeologist comments that there are no anticipated archaeological implications.

PLANNING ASSESSMENT:

The application site comprises a detached house which is set to the rear of the main pattern of buildings fronting onto Offington Avenue. The house is set to the rear of number 116 Offington Avenue with access taken via a laneway leading to Offington Lane. Number 114 comprises an earlier building than the majority of neighbouring development which now completely envelopes the site.

Number 114 is located to the rear of the site, towards houses facing onto Hall Close with the front garden forming the principal outlook and general outdoor amenity area. The two storey element of the extension would be largely constructed along the rear boundary to the north adjacent to the laneway.

The extension proposed is of a large size, being nearly 10 metres in width along the rear boundary. The ridge height of the building would be 7 metres, approximately 0.2 metres lower than the height of the existing house. However the location of the existing building and the size of its lot, together with its secluded position are such that the resultant building would have a negligible impact upon the streetscape. In any case, as the existing building has no typical neighbours to align with and is already a stand-alone feature in the locality it is not considered that the size of the extension would result in it being unduly prominent in the area.

The design of the extension is satisfactory and integrates well with the existing house, replicating its general L shaped form and architectural features through the use of half hips, windows breaking the eaves line and window alignment.

As noted, the extension is relatively large however it is set away from the nearest neighbours by at least 20 metres (absolute minimum) and given its modest height at 7 metres to ridge line, is not considered to appear intrusive or overbearing. However, it does not appear clear as to the manner of integration of the windows with roof as the plans indicate a marginal breaking of the roof line. Details of this are required to be submitted in order to ensure the extension is built in accordance with the plans and it does not result in an increase in the overall height of the roof when built.

The two storey extension would result in some additional shading to the north due to its east-west alignment across its longest span. However, the additional shadow caused would predominantly fall across the laneway to the north with marginal shadowing to the rear garden of number 3 Hall Close on spring/autumn mornings. Comments of neighbours regarding loss of light are noted however the extension is sufficiently distant from neighbouring houses such that no loss of light would occur.

The extension does feature windows in the north elevation facing 2 and 3 Hall Close and the extension does introduce three (3) additional windows to this aspect. Although these neighbouring houses are set around 20 metres away or greater, the additional windows together with the additional built form may give the impression of an increased level of overlooking, particularly given that these neighbouring buildings are

detached bungalows with a relatively high degree of privacy to the rear rooms and gardens at present.

However the north facing rooms to the building are either to non-habitable rooms or secondary windows (with the principal elevation being to the south) and as such may be obscure glazed which can be secured by way of condition.

Towards the south, additional windows would face number 116 Offington Avenue, however given this neighbours distance approximately 30 metres away and mature boundary screening, it is not considered there would be any greater overlooking to this direction.

The County ecologist does not consider that the extension would have any implications for archaeological remains of which none are expected to exist over the application site.

Although no parking exists within the application site, the property does benefit from informal off street parking on the private laneway to the rear off of Offington Lane. In any case the extension is not considered to result in any material increase in parking demand.

In other regards the development is not considered to warrant objection and is recommended for approval.

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.

RECOMMENDATION:

Grant Planning permission subject to the following conditions:

- Standard time limit
- Plans
- Materials
- No additional windows to north elevation
- Obscure glass north elevation

REASONS FOR RECOMMENDATION:

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Worthing Local Plan (BE1) and the Submission Core Strategy (policy 16).

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

Saved Worthing Local Plan Polices

BE1, H16 and H18

Submission Core Strategy

Policy 16

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

DELEGATED

Case Officer sign .....Date 7/4/11

Authorising Officer sign .....Date 7.4.11