DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: 29 Ely Road WB/10/0787/FULL

DATE OF SITE VISIT: 7.10.2010

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

PROPOSAL, SITE AND SURROUNDINGS:

The application property comprises a detached house dating from the early/mid 1960s located on the west side of Ely Road on an outer bend in the road. The property has been enlarged by an entrance porch and attached garage on the north side.

The surrounding area is residential in character, predominately made up of gable-ended pairs of semi-detached houses, with some short terraced blocks dating from the same era, with open-plan frontages. The detached form and gable-fronted design of the application property appears somewhat anomalous in the immediate context, although there are other examples of this house type in the wider area.

Permission is sought for a first-floor extension above the garage to provide an additional bedroom. The proposed extension would be 2.2m wide and 5m deep. It would have a gabled-ended pitched roof with a new ridge extending 5m northwards from the existing ridge. The main front face of the extension would be positioned 0.575m behind the front feature column of the main dwelling, foreshortening part of the existing false-pitched roof of the garage.

RELEVANT PLANNING HISTORY

Permission was granted in 1992 for ground and first-floor extensions to this property. The approved drawings show the first floor element set well back from the front of the dwelling with a hipped roof design.

RELEVANT PLANNING POLICIES

Worthing Local Plan: H16, H18, BE1 and SPG 'Extending and Altering your Home'
Submission Core Strategy: 16

RELEVANT CONSULTATION RESPONSES AND REPRESENTATIONS:

None.

PLANNING ASSESSMENT:

The proposed extension would constitute an enlargement of a family dwelling forming part of the existing housing stock and is supported in principle.

The relevant considerations are the effects on the appearance of the property and the character of the surrounding area, and any impacts on the residential amenities of neighbouring occupiers.

Impacts on the residential amenities of neighbouring occupiers

There is no definable building line with the adjoining property to the north, No.31, is set well forward (east) in its plot, following the curved alignment of the road. The main entrance to No.31 is positioned towards the front within the south side. There is one other window at ground floor (serving the kitchen) in this flank elevation, and 2 first-floor windows. There is a drive approximately 2.75m wide to the south side of No.31 leading to a detached garage set back into the rear garden. The common boundary is defined by the flank wall of the existing garage at No.29. The proposed extension would be 4.8m high to eaves with a ridge height of 6.7m. The proposed extension would not be directly opposite the flank wall of No.31, the bulk of it being sited further to the west. Nevertheless it is considered that the height and mass in proximity to No.31 would have an overbearing impact on the outlook from the kitchen, and would have an oppressively enclosing effect that would detract from the enjoyment of that part of the rear garden area closest to the dwelling.

[The extension approved in 1992 was sited further west – aligned with the rear elevation of the main house – having less impact on the flank wall of No.31 and that part of the garden closest to the house.]

The extension would be served by windows at the front (east) and rear (west). Owing to its set back position the front bedroom window would enable views (at 45º) into the easternmost first-floor window (serving a bedroom) in the flank of No.31, at a distance of approximately 6 metres, and which is considered unneighbourly.

The effect on the appearance of the dwelling and on the character of the surrounding area

The design of the proposed extension relates poorly to the recipient dwelling owing to the raised eaves detail.

The proposed extension would extend to 0.2m of the northern site boundary, set back only 0.575m from the front elevation of the original dwelling. Notwithstanding the somewhat anomalous form of the existing house within the surrounding street scene, the proposed extension would appear as an overly bulky and dominant addition, resulting in an overdeveloped appearance compared to the generally spacious character of surrounding development.

[The proposed extension approved in 1992 was set considerably further back from the front of the dwelling having a more subordinate appearance.]

RECOMMENDATION

REFUSE:-

1. By reason of its siting, height, form and close proximity the proposed extension would have enclosing and overbearing impact and would give rise to an unacceptable degree of overlooking that would detract from the residential amenities of the occupiers of No.31 Ely Road to the north. Further, the design of the extension would be poorly related visually to the existing dwelling, and would result in an overdeveloped appearance that would be unsympathetic to the character of existing development. The proposed development is therefore contrary to saved policies BE1, H16 and H18 of the Worthing Local Plan, Submission Core Strategy policy 16 and the Council's Supplementary Planning Guidance 'Extending or Altering Your Home'.

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. Whilst the development has implications for neighbour amenity and for the applicants' own proposals to develop the land, it is not considered that the nature of the proposed development raises issues material to these Articles of the Act.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No

DELEGATED

Case Officer
Sign..... [redacted] .....Date..1.11.10.....

Authorising Officer
Sign..... [redacted] .....Date..1/11/10.....