DELEGATED APPLICATIONS ASSESSMENT SHEET

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| APPLICATION NO: 11/0122/FULL | Recommendation – Refuse Application |
| Site | Flat 2 3 St Georges Road Worthing West Sussex |
| Proposal: | Proposed dormer roof extension on rear (north) roof slope and roof lights on front and rear roof slopes in connection with the conversion of loft space into a two bedroom flat. |

**DATE OF SITE VISIT: 12 April 2011**

**NEIGHBOURS CHECKED: Y**

**ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N**

**SITE AND SURROUNDINGS & DETALS OF PROPOSAL:**

The site comprises a terraced two storey house fronting onto St Georges Road with rear access available from Selden Lane. The house has been converted into two flats. The area in the immediate vicinity is characterised by similarly styled terraced and semi-detached houses but a variety of cottages and detached houses also exist. The majority of the houses fronting St Georges Road have been converted to flats but a number are used for various commercial purposes.The application proposes a second floor roof extension and roof lights to facilitate the conversion of the second floor to a new dwelling. The roof extension has dimensions of 10 metres in depth and 3 metres in width with a flat roof projecting from the roof slope by 2.8 metres.

Consultations and Representations

No submissions were received in relation to Council's notification of the proposal.

Environmental Health (Housing) raises no objection.

**PLANNING ASSESSMENT:**

The application site is located within the built up area wherein there is no objection to the provision of new dwellings subject to them integrating satisfactorily with the established character of the area, not resulting in any detriment to neighbours amenity and achieving compliance with all other relevant policies.

The application site comprises an existing building presently used as two (2) flats. Mindful of the sites urban location and context amongst similar conversions of a higher density the principle of the provision of one (1) additional dwelling is considered acceptable.

However, the formation of the new dwelling would be achieved through the formation of a large box dormer extension with a depth of approximately 10 metres. This is considered to be of an excessive size within the roof slope and would appear large and incongruous where it would be visible along Selden lane.

It is noted that numerous other houses fronting onto St Georges Road feature similar box dormers including number 5 next door, number 11 and number 13. Given this context, and that the dormers are reasonably screened from view due to the position in side slope of the return wing, it is not considered that objection can be sustained to a modest box dormer however this should be no deeper than the one at the opposing 5 St Georges Road.

The proposal also incorporates awkwardly positioned windows within the box dormer and a proliferation of roof lights in the front roof. This contributes to the unsatisfactory design.

The box dormer also features windows facing number 5 St Georges Road and the existing first and second floor flats to this neighbouring house. Indeed, these are only located 5 metres away. The layout to the existing flats does not promote a high degree of privacy, and ultimately revisions to the internal layout and size of windows may mitigate direct overlooking concerns. However this proposal features large windows to habitable rooms directly facing neighbouring bedrooms and living areas.

This is considered to result in a loss of privacy and amenity for the occupants of the neighbouring first and second floor flats at 5 St Georges Road.

One parking space is proposed for the new flat. At present one parking space exists at the rear with access off Selden Lane and space is available through the extension of the existing crossover. However, this has not been included as part of the application and in itself requires planning permission. This would need to be addressed as part of any revised submission.

In other regards the development is not considered to warrant objection and the principle of the use of the upper floor for residential use is broadly supported. However the detailed design needs to be given greater consideration in this instance.

**RECOMMENDATION:**

REFUSE on ground that :-

and poor design

The proposed box dormer window, by reason of its overall size ~~and~~ depth, would fail to integrate satisfactorily with the existing building and would appear obtrusive to the detriment of the character and appearance of the locality contrary to the provisions of saved policy BE1 of the Worthing Local Plan and policy 16 of the Core Strategy.

By reason of their size, position and the use of the rooms they serve, the windows in the side elevation of the proposed dormer would result in an unacceptable level of overlooking towards the habitable rooms to flats at 5 St Georges Road. This would result in an erosion of the privacy and amenity of the occupants contrary to saved policy H18 of the Worthing Local Plan.

**REASONS FOR RECOMMENDATION:**

**The proposal** CONFLICTS WITH RELEVANT DEVELOPMENT PLAN POLICIES.

**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 REFUSED, WOULD HAVE SOME IMPACT ON THE APPLICANT'S RIGHTS. HOWEVER, IT IS CONSIDERED THAT THE HARM CAUSED BY THE DEVELOPMENT OUTWEIGHS THESE AND THAT IN THE PUBLIC INTEREST THE APPLICATION SHOULD BE REFUSED. ACCORDINGLY IT IS CONSIDERED THAT THIS DECISION COMPLIES WITH THE HUMAN RIGHTS ACT 1998, WITH REGARD TO ARTICLE 8 AND ARTICLE 1

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

NO/YES/NA

DELEGATED

CASE OFFICER
SIGN.....[redacted].....DATE.....21/4/11.....

AUTHORISING OFFICER
SIGN.....[redacted].....DATE.....26/4/11.....

CM