DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/09/0116/FULL – 34 Hazelhurst Crescent

DATE OF SITE VISIT: 26.02.2009

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application property is a 1960's detached bungalow, which is set back from Hazelhurst Crescent and is accessed via a long driveway (over 35.0 metres in length) between numbers 32 and 36 Hazelhurst Crescent. The property is sited within a backland plot bordered by the rear gardens of residences on May Tree Avenue, Hazelhurst Crescent and Sullington Gardens. Various extensions and add-ons have been built at the property over the last 50 years. The surrounding area is characterised by low-level detached bungalows.

PROPOSAL:

Planning permission is sought for a new single storey side extension on the eastern side of the property. The existing garages and utility room will be demolished to make way for the new extension. The new extension will provide a kitchen/dining room and garage.

The proposed extension will project approximately 11.6 metres to the east side of the original house. The front wall and roof slope of the extension will form a continuous link with the original front wall and roof of the main house. The dining room will have a depth of 7.6 metres and the garage 5.3 metres. The rear elevation will have a stepped appearance due to the incorporation of a quarter-moon shaped bay between the proposed dining room and the garage.

The roof of the extension will be pitched with a hip on its eastern side. It will be the same height as the existing roof and there will be a small section of flat roof as a result of the depth of the extension.

The materials of the proposed extension will match those of the existing house.

RELEVANT PLANNING HISTORY:

The property was approved in 1960 (1030/60) and has had many extensions over the last 50 years which are summarised below:

- 64 – Single storey rear extension (803/64)
- 68 – Covered way to link garage to bungalow (694/68)
- 74 – Single storey rear extension (825/74)

- 86 – Single storey rear extension and addition of pitched roofs to existing flat roof areas (282/86)
- 1987 – Construction of pitched roofs over porch, and garage (13/87 & 899/87 respectively)
- 90 – Single storey extension to provide bathroom and dressing room (90/1048)
- 05 – Erection of new front porch with additional canopy (05/0524)

RELEVANT PLANNING POLICIES:

West Sussex Structure Plan 2001-2016
DEV1, CH1

Worthing Local Plan 2003
BE1, H16 (Including Worthing Borough Council Supplementary Planning Guidance for Extending and Altering Homes)

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None received.

PLANNING ASSESSMENT:

The principal issues raised by this proposal are its impact on the amenity of occupiers of neighbouring residential properties and its effect on the character and appearance of the host building and surrounding area.

The property is a backland development and is well screened from surrounding properties by high fences, walls trees and hedges. The extension will be set back 2 metres from the side boundary with No. 30 Hazelhurst Crescent and will be set back a minimum of 3.5 metres from the properties in Sullington Gardens. The extension will have the same height as the existing house and it will only projects a further 1.8 metres to the side of the existing building line. Due to the reasonable size of the extension and its good separation and screening from neighbouring properties, it is not considered that the extension will be overbearing, nor will it overshadow or overlook neighbouring properties. As such the extension is considered acceptable in terms of its impact on neighbouring residential amenity.

In terms of design, officers endeavoured to improve the appearance of the extension by advising the agent that the extension should be set back from the front wall of the house in order to give it a more subservient appearance and to avoid one vast and continuous front elevation. Supplementary Planning Guidance on 'Extending or Altering your Home' advises that it is preferable to set back side extensions from the front wall of the original house to ensure that the main house remains the larger and more dominant feature. However, the agent and applicant declined to make such revisions.

The property is accessed by a long and narrow driveway and only part of the property is visible from Hazelhurst Crescent. In this respect, the design of the front elevation is not as important as it would be if the property was more prominent in the street scene. The extension is of a reasonable design that is

consistent with the existing property and although it is not subservient to the existing dwelling it is not considered that it would bring harm to the street scene or the surrounding area. The extension would utilise matching materials and its appearance is considered acceptable.

In conclusion, the external appearance and character of the proposal achieves a reasonable standard of design and is compatible with its surroundings. The proposal would not adversely affect the appearance of the street scene, nor would it result in an unacceptable degree of overlooking or overshadowing of neighbouring properties.

RECOMMENDATION:

Permit subject to conditions (summarised below).

1. Standard time limit
2. Materials to match
3. No new windows in east elevation
4. No balcony
5. Permission relates to amended plans received 02.03.09
6. Contaminated land condition

REASONS FOR RECOMMENDATION:

It is considered that the proposed side extension does not demonstrate high quality design; however, due to its size and setting in an area with no special character, it will not cause significant harm to the character and appearance of the host dwelling or the surrounding area. Furthermore, it is considered that the proposed extension will not significantly harm the living conditions of neighbouring residents and is therefore considered acceptable in light of Saved Policies BE1 and H16 of the Worthing Local Plan 2003 and Saved Policies DEV1 and CH1 of the West Sussex Structure Plan 2001-2016.

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?

No

DELEGATED

Case Officer
Sign..... [redacted] .....Date..02.04.09.....

Authorising Offi
Sign..... [redacted] .....Date..6.4.09.....