DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

WB/10/0421/FULL

82A Park Road
Worthing
West Sussex

DESCRIPTION OF DEVELOPMENT

Proposed two storey rear extension.

This comes off the east of the house and runs the breadth of the house (6.45 metres) with a hipped roof identical to the existing, with eaves at 5 metres and ridge at 7.5 metres tall. It is shown on the submitted floorplans as 3.59 metres deep but, following negotiations, the applicant has agreed to a reduction in its depth of 0.5 metres (reducing this now to 3.09 metres), to be secured by condition. The extension's flanks are blank and the rear is lit by French doors at ground floor (serving an extended lounge) and two windows on first floor, one, also featuring a Juliet balcony, serving a new bedroom. Two new high level widows are proposed on the ground floor and first floor of the existing building, serving a living room and dressing room. The extension is to be finished in pebble dash render and tiled roof to match the existing.

DATE OF SITE VISIT: 5.7.10

NEIGHBOURS CHECKED : Y / ~~N~~

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

SITE AND SURROUNDINGS:

The property which is the subject of this application is a detached, hipped roof house faced in pebble dash and concrete tiles and built in 1966. It is accessed from the side and served by a long drive and is of a simple design. The property benefits from a long and well screened rear garden. It sits in an inner residential suburb of mixed character and close to the town centre in a

The house is adjoined to the south by a pair of modern semis (Park Court) with pitched roof, whose north facing flank features several windows which are all obscure glazed. These houses sit slightly deeper on the site than the application property and are separated by the drive serving Park Court. A pair of garages are situated to the rear and largely screen the properties' private garden area to the south. The common boundary is marked by a 1.5 metres tall flint wall and planting.

To the north is an attractive older detached house (No 84) in rustic period style, which sits substantially forward of the application property and is separated by the application property's drive and a side extension. Their common boundary is also marked by a 1.5 metres tall flint wall and there are no windows in the property's southern (facing) flank.

Behind, (east) is Beach House Park and opposite (west) is the Gas works development site.

RELEVANT PLANNING HISTORY:

See file .

RELEVANT PLANNING POLICIES:
(Refer to national, structure and local plan policies where relevant)

Saved Worthing Local Plan Polices BE1, H13, H18 , TR9 and H16,
Planning Policy Statement: 1 Delivering Sustainable Development
PPG13: Transport
Planning Policy Statement 3: Housing

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

The Executive Head of Health and Community Safety requests a precautionary land contamination condition.

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.

PLANNING ASSESSMENT: (Include any impact on Crime & Disorder and Issues identified above)

The principal issues raised by this proposal are:-

- Principle of development
- Impact on the amenity of future occupiers and neighbours
- Impact on the integrity of the design of the property and character of the townscape.
- Access and parking

Principle of development

The principle is supported as the proposal upgrades the town's housing stock and makes efficient use land in a sustainable urban location.

Impact on the amenity of neighbours

The extension enjoys a good separation distance from the neighbours either side and there is reasonable screening at the boundaries. There are no sensitive windows in the flank of either neighbour and the sensitive garden of Park Court is remote and well screened. The Juliet balcony offers views of the adjacent gardens not dissimilar to those currently available from the rear of the property and such inter-visibility is a feature of the street. There are no sensitive occupiers to the rear.

However, whilst the extension would only marginally oversail the neighbour to the south, it would stand deep in its garden compared to No 82. Despite the separation distance, this could slightly harm outlook and marginally compromise daylight standards for this neighbour who stands to the north. Nonetheless, the depth reduction agreed would remove any such concerns and this may be secured by condition.

The new windows it the flank of the existing building would be high level and so not impact on privacy.

As such the proposal is unlikely to give rise to unacceptable amenity impacts.

Impact on the integrity of the design of the property and character of the townscape

The extension follows the form and style of the existing house and would be visible only obliquely from the street. However, the existing building is reasonably shallow and in its reduced form the extension would not be excessive in depth. It integrates acceptably.

Access and parking

The site is in a highly sustainable location very close to local facilities and public transport and no changes to access arrangements are proposed.

RECOMMENDATION:

Grant Permission subject to conditions on time; external materials to match existing external finishes; Notwithstanding the submitted drawings, the depth of the rear extension shall be no more than 3.09 metres; and Notwithstanding the submitted drawings, the cills of north flank elevation windows shall be at least 1.7 metres above finished floor heights and shall be retained as such thereafter.

REASONS FOR RECOMMENDATION:

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

Saved Worthing Local Plan Polices

Polices BE1, H13, H18 , TR9 and H16

Planning Policy Statement: 1 Delivering Sustainable Development
PPG13: Transport
Planning Policy Statement 3: Housing
Worthing Borough Council Supplementary Planning Guidance: Household extensions

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

DELEGA[redacted]

Case Officer sign..... .....Date.....12.7.10...

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