DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

WB/08/0007/FULL

60 Lime Tree Avenue
Worthing
West Sussex

DESCRIPTION OF DEVELOPMENT

Erection of part first floor and part two storey side extension including dormer windows to west and east elevations (revised).

The proposal has been revised following officer concerns over the appearance and neighbour impact of an originally proposed extended dormer extension on the north elevation and reductions in the bulk and form of the side extension on the south side.

The revised scheme entails extending the roof on the south side above the existing side garage and building a two storey element behind the garage wihtin the overall building envelope. The roof extension features a barn hip on its gable and its ridge and eaves continues along the existing. A hipped roof dormer sits in the new roof extension and is mirrored by a slightly larger dormer at the rear which features a Juliet balcony. A small rear velux is also provided but there are no other new openings, apart from a rear door behind the garage.

The works are to be faced in render and brick plinth and tiles to march the existing.

DATE OF SITE VISIT: 24.1.08

NEIGHBOURS CHECKED : Y / ~~N~~

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

SITE AND SURROUNDINGS:

The property which is the subject of this application is the central member of a group of three very similar distinguished and attractive inter war chalet bungalows in the residential suburb of Findon Valley close to the Downs. It comprises a hipped bungalow with two gabled hipped wings and a central two storey hipped gable, reproduced on the back. A conservatory ahs also been added at the rear. The house walls are rendered and with brick plinth and the roof clay tiled with bonnet tiles. A flat roofed garage sits on the south side. It is well set back and benefits from a deep, wide rear garden whose boundaries are marked by tall hedges and /or trees.

RELEVANT PLANNING HISTORY:

None.

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

Saved Worthing Local Plan Polices BE1, H18 and H16,
Saved West Sussex Structure Plan policies CH1 and DEV1
PPS1: Delivering Sustainable Development
PPG13: Transport
PPS3 Housing

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

62 Lime Tree Avenue : supports application

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:-

- Impact on the amenity of neighbours
- Impact on the integrity of the design of the property and character of the townscape.

Impact on the amenity of neighbours

The side extension is modest in scale , contained within the building envelope, hipped away form the neighbour to the south and omits any windows in the facing south elevation . There is also adequate separation distance to the southern neighbour. The southern neighbour contains a velux in its north facing hipped roof but being to the south of the side extension and because of the hip, impacts here are not significant.

The front and rear dormers do not fundamentally change existing inter-visibility relationships and lateral and rear views into adjacent rear gardens are severely restricted by intervening mature foliage. The juliet balcony doors also open inwards

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 revised proposal retains the integrity of the bungalow original distinguished and attractive composition. The scale, form and materials are sympathetic and subservient.

The harmony of the group of bungalow would not be harmed, even though the side extension sits close to the boundary with its southern neighbour.

The front dormer is similarly well proportioned and sits comfortably in the roof slope: the proximity to the front wing would not be discernible in reality because of the set back. The rear dormer is larger but acceptable in this inconspicuous position

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

RECOMMENDATION:

Grant Permission subject to conditions on time and external materials to match existing external finishes; no new windows south elevation; Juliet balcony open inwards; granny bonnet tiles on hips.

REASONS FOR RECOMMENDATION:

The proposal has been sympathetically designed and would not give rise to any unaccepted neighbour amenity impacts. It accords with the relevant policies of the Development Plan.

Saved Worthing Local Plan Polices

BE1, H18 and H16,

Policies BE1, BE2 and H16,

Saved West Sussex Structure Plan Polices

Policies CH1 and DEV1

National Policy

PPS1: Delivering Sustainable Development
PPG13: Transport
PPS3 Housing

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

DELEGATED

Case Officer [redacted]
sign..... Date..... 25.2.08

Authorising Officer [redacted]
sign..... Date..... 25.2.08