DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/07/0899/FULL - 39 Rackham Road

DATE OF SITE VISIT: 4th September 2007

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application relates to a semi-detached bungalow on the south side of Rackham Road. The attached bungalow has a small pitched roof side dormer, and a larger flat roofed rear dormer. The application property has a flat roofed single-storey rear extension and a detached garage to the side.

RELEVANT PLANNING HISTORY:

No.50 Rackham Road opposite the site has a front dormer similar to the rear dormer proposed, constructed in 1981 under 'permitted development rights'.

In 1996 the single-storey rear extension at the application property was granted permission (96/0841 refers).

The attached bungalow, No.37, has carried out very similar roof extensions to those proposed, in 1999, under 'permitted development rights'.

PROPOSAL:

It is proposed to erect a flat roof rear dormer and a hip-end dormer with a tiled and pitched roof with a hip end.

The proposed dormers would be very similar to the dormers at the attached property; however, the proposed hip-end dormer would have a *hipped* roof rather than a *gable* roof; and the proposed flat roofed rear dormer would be smaller (set in further from the rear wall).

RELEVANT PLANNING POLICIES:

West Sussex Structure Plan 2001-2016
DEV1, CH1

Worthing Local Plan 2003
BE1, H16

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None.

PLANNING ASSESSMENT:

The main issues for consideration are the impact of the proposal on the character of the existing property and street scene, and the impact on the living conditions of adjoining properties.

The proposed hip-end dormer would be set well back from the frontage of the property, and would be of a scale and design that is subordinate in relation to the main roof and relates sufficiently well to it. The hip-end dormer at the adjoining bungalow (No.37) is not considered to have significantly altered the character of the bungalow and does not represent an unduly intrusive form of development within the street scene. The current proposal would have a hipped roof and is therefore considered to relate slightly better to the main building than the example at No.37. Following a request from Officers, the original plan has been amended to improve the relationship of the dormer with the main building, by setting it slightly down from the hip ridge and removing the front section which resulted in a lop-sided appearance.

The proposed rear dormer would be hardly visible from the street. This is demonstrated by the fact that the rear dormer at No.37, which is slightly larger than that proposed, and is visible through a larger gap between buildings than is present to the west of the application property, is only visible to a limited extent (the corner of it is visible from a distance from the north-east). However, again, this does not result in an unduly intrusive form of development within the street scene. Given this factor, in combination with the mix of building styles in this part of Rackham Road (two-storey houses to the west and differing designs of bungalows to the east), and the presence of this neighbouring dormer; it is not considered that the proposed rear dormer would be harmful to the visual amenities of the area or the character of the street scene.

Turning to the impact upon neighbouring properties; the proposed dormers would not be overbearing given their positions a good distance from neighbouring properties. It is not considered that they would result in an unacceptable degree of overlooking; given that the side dormer would serve a stairs, and the rear dormer would look principally over the garden belonging to the application property (and only the rear portion of a garden beyond from a distance and in addition to the dormer already present at No.37).

RECOMMENDATION:

Approve, subject to:-

C.1.A. (Standard Duration)
C.9.E. (Matching Materials)
C.13.A. (Amended Plans)

REASONS FOR RECOMMENDATION:

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

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?

N/A

DELEGATED

Case Officer [redacted]
Sign [redacted] Date 7/9/07

Authorising Officer [redacted]
Sign [redacted] Date 10.9.07