DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0062/FULL 22 Midhurst Drive Worthing

DATE OF SITE VISIT: 1 April 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The existing site comprises an attached bungalow which is located on an estate of similarly styled 1960s bungalows. The house has been modified and features a dilapidated conservatory over the eastern side of the property.

PROPOSAL:

The application proposes a replacement rear conservatory together with alterations and upgrade to the existing side lean-to. The conservatory would have dimensions of 5.3 metres in width, 4.1 metres in depth with a ridge height of 2.7 metres.

RELEVANT PLANNING HISTORY:

05/1051/FULL: Change of use of one bedroom to chiropody clinic. Granted consent, 15/11/05.
08/0643/FULL: Continued use a chiropody clinic. Granted consent, 26/08/08.
09/0615/FULL: Continued use a chiropody clinic (renewal of 08/0643/FULL). Granted consent, 07/09/09.

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policies BE1, H16 and H18
Core Strategy policy 16
PPS1: Delivering Sustainable Development

REPRESENTATIONS:

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

RELEVANT CONSULTATION RESPONSES:

None relevant.

PLANNING ASSESSMENT:

The application site comprises an attached (by a lean-to extension) bungalow fronting onto Midhurst Drive. The proposal seeks to construct a replacement single storey

conservatory extension with a hipped roof and upgrade the existing lean to with a full brick wall to comply with Building Regulations.

The conservatory is of a modest size and would integrate satisfactorily with the existing bungalow. Although the roof treatment is somewhat contrived this is as a consequence of the lean-to side extension and attachment with the adjoining property. This awkward integration would be located over the rear corner to the roof and not be readily visible in the streetscape or from surrounding properties and no objections are raised.

The conservatory extension does present a large blank wall to the neighbouring number 20, however for the most part this replaces an existing partly glazed boundary wall incorporated as a shared structure between the two properties. The conservatory projects by 3 metres to the rear of the adjoining neighbours rearmost wall and in any case replaces an existing conservatory extension such that it is not considered to appear intrusive or overbearing.

No new windows are proposed which could overlook neighbours.

Ample parking space is available within the application site and in any case the proposal is not considered to give rise to any material increase in parking demand.

In other regards the development is not considered to warrant objection and is recommended for approval.

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.

RECOMMENDATION:

Grant Planning permission subject to the following conditions:

- Standard time limit
- Plans
- No new windows (east)
- Matching materials

REASONS FOR RECOMMENDATION:

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Worthing Local Plan (BE1) and the Core Strategy (policy 16).

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

Saved Worthing Local Plan Polices

BE1, H16 and H18

Core Strategy

Policy 16

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

DELEGATED

Case Officer sign..... Date..... 11/5/11

Authorising Officer sign..... Date..... 12.5.11