DELEGATED APPLICATIONS ASSESSMENT SHEET

Application No: 11/0264/FULL	Recommendation – Approve Application
Site	43 Gerald Road Worthing West Sussex BN11 5QQ
Proposal:	Demolition of existing garage at side and erection of single storey extension at side to provide a bedroom/study, shower room, utility room and garage.

Date of Site Visit: 28th April 2011

Neighbours Checked: Y

Additional Neighbours Notified (List Addresses): N

SITE AND SURROUNDINGS & DETAILS OF PROPOSAL

43 Gerald Road forms the western half of a pair of semi-detached houses. It lies on the south side of Gerald Road a short distance to the east of the junction of George V Avenue with Gerald Road.

Permission is sought to erect a single-storey extension on the west side of the building, replacing a previous detached garage. It would provide a bedroom/study, a utility room and shower room and a replacement garage forming an integral part of the existing single dwelling. It would measure 12.1 metres long, 4.15 metres wide and 2.95 metres high, the rear section being flat-roofed with a lantern roof light, and the front section pitched roofed finishing with a gable and with new garage door to the front in line with the front elevation of the building. It would be sited 950 mm from the western boundary of the site and would project 2.31 metres into the rear garden of the property. It would be constructed of part red face brickwork (to match the height of the brick plinth on the house) and part white painted render to match the remainder, with a tiled roof to the garage to match the existing tiled roof of the main building.

To the west, is a detached house, 45 Gerald Road, which has a glazed porch to the side, adjoining the site boundary. The area consists predominantly of semi-detached and detached houses, built during the inter-war period.

CONSULTATIONS AND REPRESENTATIONS

None

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 applicant's Rights. However, it is considered that the harm caused by the development outweighs these and that in the public interest the application should be refused. Accordingly it is considered that this decision complies with the Human Rights Act 1998, with regard to Article 8 and Article 1

PLANNING ASSESSMENT

Under 'saved' policy H16 of the Local Plan, policy 16 of the Council's Submission Core Strategy and policy BE1 of the South East Plan, permission will normally be granted for extensions to existing dwellings, so long as they would reflect the predominant characteristics of the existing building and area, in terms of layout, scale, design, detailing and materials and would not have an overbearing effect on or overshadow or overlook adjoining properties to an unacceptable degree.

In 2004, permission was refused for a previous proposal for a single-storey extension incorporating a garage at the side of this property (WB/04/01459/FULL). A subsequent appeal was dismissed in October 2005. In summary, this application overcomes the grounds of refusal to that last application, and is acceptable.

↖ owing to its amended roof form + siting in relation to the front of the house,

The proposed extension would match the design and appearance of the existing building and in terms of its scale, layout and position, would provide a harmonious form of the development within the street scene, of a traditional form, scale and appearance which would be sympathetic with, and not materially harm, the character and appearance of the area. Furthermore, the proposal would not unacceptably impact on the amenities of the occupiers of the adjoining property (45 Gerald Road) so long as no windows are installed in the side (west) elevation of the extension subsequent to its completion, except with prior permission from the LPA.

A condition to control the installation of windows in this wall should be imposed if permission is granted, in order to safeguard the amenities and privacy of the occupiers of the adjoining dwelling. Subject to the above restriction and to a further condition requiring the development to be completed in full accordance with the specification of design, construction, materials and finishes as shown on the submission plan, to match the existing building, in the interests of visual amenity, the application accords with the above policies and is considered to be acceptable.

Conditional permission is recommended on this basis.

RECOMMENDATION

Approve, subject to the condition(s):

1. C1Ci – Standard full permission – 3 years
2. C18Eliii – No windows in side (west) elevation, except with prior permission from LPA
3. C12Ei – Materials/finishes to match existing building

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 (H16 and H18), Policy 16 of Worthing Borough Council's Submission Core Strategy and the South East Plan (CC1, CC6, BE1).

Is recommendation contrary to letter (s) of representation?

(No)/~~Yes/NA~~

DELEGATED

Case Officer Sign [redacted] Date 20th May 2011

Authorising Officer Sign [redacted] Date 25 · 5 · 11