DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: Ridge Cottage WB/11/0181/FULL

DATE OF SITE VISIT: 3.02.2011 (and post-refusal 24.2.11)

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

PROPOSAL, SITE AND SURROUNDINGS:

The application property comprises a detached, older style bungalow dating from the mid-1920s, occupying a generous-sized plot on the east side of Mill Lane, a private un-made road. The site slopes and falls dramatically away to the east. The bungalow sits on lower ground relative to Mill Lane. It consists of rendered elevations under a plain-tiled pitched roof with part-hipped side gables. Dormers on the rear (east) slope provide panoramic views of Findon Valley. An area of public open space at the bottom of the slope to the east, is sited within the South Downs National Park. There is a detached brick-built garage (dating from 1977) on the south side of the dwelling adjacent to the boundary with the neighbouring house, 'The Gallops'.

Permission is sought for an extension to the north side of the garage, 2.4m wide at the front tapering to 1.9m at the rear with steps leading down to the garden at the rear (east). The extension to the garage would have a flat roof to match the existing but would be built up in order to keep the existing garage floor level.

A preserved oak tree on the site frontage is not affected by the proposals.

RELEVANT PLANNING HISTORY

Planning permission was refused for a two-storey extension under WB/10/1070/FULL on 11 February 2011 on the following grounds:-

The proposed extension, having regard to its size, shape, siting, massing and detailed design would not be well-related visually to the existing dwelling and having regard to its prominent position would appear as an incongruous and visually discordant feature that would detract from the character and appearance of the existing bungalow and the visual amenities of the surrounding area. It is therefore contrary to saved policies BE1 and H16 of the Worthing Local Plan, policies CC6 and BE1 of the South East Plan, policy 16 of the Submission Core Strategy and the Council's Supplementary Planning Guidance 'Extending or Altering Your Home'.

A side extension/conservatory is currently under construction apparently as 'permitted development'.

RELEVANT PLANNING POLICIES

Saved Local Plan policies: BE1, H16, H18 SPG 'Extending or Altering Your Home'
South East Plan: CC1, CC6, BE1
Core Strategy: Policy 16

RELEVANT CONSULTATION RESPONSES AND REPRESENTATIONS:

No representations have been received.

PLANNING ASSESSMENT:

The proposal to upgrade part of the existing housing stock can be supported in principle. The relevant considerations are the design of the extension, its effect on the character and appearance of the wider area, together with the effects on the living conditions of adjoining residential occupiers.

Mill Lane is residential in character, broadly characterised by individual style, detached dwellings.

The scale of the enlarged garage would not be out of keeping on this wider than average plot. A gap of just over 1 metre would be retained between the enlarged garage and the single-storey side extension/conservatory to the dwelling currently under construction as 'permitted development', and would avoid an over developed appearance. The simple, utilitarian construction is consistent with a subordinate domestic outbuilding and would not detract from the quality of the surrounding built environment.

In view of the position of the extension on the north side of the existing garage, there would be minimal impact on the amenities of The Gallops. There may be some increased activity in proximity to the boundary owing to the re-located steps leading down into the rear garden, but not such as would give rise to a significant loss of amenity for the neighbour.

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, H16, H18), Core Strategy policy 16 or the policies of the South East Plan (CC1, CC6, BE1).

RECOMMENDATION APPROVE subject to:-

1. standard 3 yr time limit
2. approved plans
3. materials to match

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?

No

Delegated Decision

Case Officer
Sign..... Date 28.4.11

Authorising Officer
Sign..... Date 4.5.11