DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 11/0161 – 21 Offington Drive

DATE OF SITE VISIT: 6/5

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

This application relates to an attractive, inter war semi detached house on the west side of Offington Drive at a gentle kink in the road in a low density residential and leafy suburb of detached and semi detached houses, set back form the road and benefitting from large gardens.

The property displays characteristic period features including large overselling eaves, shutters to widows, hipped roof and is rendered. The property has a parapeted flat roof garage to the side which is set back from the main front wall. The property's front door is on the side and features an original canopy. The detached properties to the north have a staggered front building line and all sit behind the application site.

PROPOSAL

Permission is sought to add a first floor extension over the garage to create an additional bedroom. The extension would sit 2 metres back from the frontage and is proposed with a hipped roof with a ridge line 2 metres below the original. To avoid the eaves line overhanging the neighbouring property the first floor side wall is set in from the side wall of the garage. The extension has a front window to match those in the original house and a high level rear window.

RELEVANT PLANNING HISTORY:

None.

RELEVANT PLANNING POLICIES:

RES7, H16 and H18 of the saved Local Plan.
CC1 and CC6 of the South East Plan
PPS1 Delivering Sustainable Development
Policy 16 Submission Core Strategy
Extending your Home – Supplementary Guidance

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

No letters from neighbours received. The neighbour at No. 23, to the north, confirmed on site that she had no objection to the application.

HUMAN RIGHTS:

First Protocol (Protection of Property) of the Human Rights Act 1998 is 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:

The property to the north also has a flat roofed garage at the side adjoining the garage at No. 21. However, in No. 23's case their own garage is set almost its entire length forward of their own home with its front building line approximately 0.5 metre behind the front wall of the garage at No. 21.

The proposed extension will take two storey development effectively up to the side boundary and will sit forward of the main front wall of its northern neighbour due to the staggered siting of the adjacent property. The combined effect is to remove the planned and generous spacing between the two properties and would be out of character in the townscape and harmful to its planned spacious and pleasing layout, as well as block view of the vegetation to the rear. It is recognised that there are instances of garages on adjacent plots close to one another but these are single storey and no terracing effect occurs. The extension would to some degree unbalance the pair of semis but the set back from the application property achieves sufficient subordination in relation to the parent property.

The proposed first floor extension will sit forward of the main front wall of the house at No. 23 by approximately 4 metres. The application site is due south of No. 23. No. 23 has no side windows but has a dining room window and bedroom window facing the street nearest to No. 21. No. 23's own garage has some impact on the light to and outlook from their own dining room but insufficient to justify refusal.

In order to avoid an eaves overhang onto No. 23's property the flank wall of the extension is set in from the flank wall of the garage. This design compromise is anomalous and would lead to a peculiar looking asymmetrical extension harmful to the appearance of the property and the streetscene.

RECOMMENDATION

Refuse for the following reason:

The proposed first floor extension by reason of its size and siting forward of the main front wall No. 23 Offington Drive would remove the important and characteristic spacing at first floor level between the property and the neighbour at No. 23 Offington Drive and introduce an intrusive and alien form of built development to the detriment of the character and quality of the townscape. The design of the eaves with its uncharacteristic oversailing form is also anomalous, contrived and awkward to the detriment of the period character of the house. As such it is contrary to saved policies H16 and H18 of the Worthing local plan, Policy 16 of the Core Strategy, Policies BE1, CC1 and CC6 of the South East Plan and PPS1: Delivering Sustainable Development.

RECOMMENDATION:

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

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? No.

DELEGATED

Case Officer sign.....[redacted]..Date..... 25/5.....

Authorising Officer sign.....[redacted]Date..... 28 5 11