DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0203/FULL 73 Mendip Road Worthing

DATE OF SITE VISIT: 4 May 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application site comprises an end terrace two storey house. The site is located in a residential street, largely comprised of similar terraced houses albeit that the neighbour to the south comprises a detached bungalow.

PROPOSAL:

The application seeks full planning permission for the construction of a two storey rear extension. The extension would have dimensions of 3 metres and span the full rear of the house with a width of 4.6 metres with a height of 6.6 metres.

RELEVANT PLANNING HISTORY:

None relevant.

RELEVANT PLANNING POLICIES:

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

REPRESENTATIONS:

One submission was received in relation to Council's notification of the proposal which comments on the following matters:

- Loss of privacy
- Loss of light

RELEVANT CONSULTATION RESPONSES:

None relevant.

PLANNING ASSESSMENT:

The application site is located within the built up area wherein there is no objection in principle to domestic extensions subject to them integrating satisfactorily with the

existing building, not resulting in any detriment to neighbours amenity and achieving compliance with all other relevant policies.

In this instance the application proposes a substantial two storey rear extension projecting by approximately 3 metres to the rear of the existing house. The extension would span the full width of the house and features a pitched roof over the first floor. The existing house comprises a simple and modestly proportioned end terrace with the extension forming a substantial increase in terms of bulk and floor space.

The extension does relate satisfactorily with the existing building in terms of its form and general level of integration being set at a lower height and of a similar design.

The extension has a substantial depth given the size of the parent dwelling and would present additional bulk to both neighbouring properties. To the east, number 71 Mendip Road would view approximately 5 metres of walling for two storey height measured from the back wall of this neighbour. Number 71 is also recessed by 2 metres from number 69. The extension would place number 71 into a 'hole' and result in partial or total shading of the rear rooms for the majority of the day even in spite of its southern aspect. This is considered to appear intrusive and overbearing and result in a loss of outlook in addition to causing overshadowing and resulting in a loss of light to the detriment of the occupants.

Number 75 to the west comprises bungalow with a small rear garden to the south east and a number of habitable rooms with aspect towards the house. The existing house features as a large and dominant mass of unbroken walling on the eastern boundary and the extension would only add to this. The extension would result in increased shading to the rear garden but this would be negligible in mid-summer and only result in a small increase in shadow to the garden at morning equinoxes.

The extension features no side facing windows above ground floor level which could allow any material increase in overlooking. One side facing obscure glazed window would be inserted in the house which could be undertaken as permitted development. This would provide limited light to a bedroom on the opposing side of an internal corridor. The bedroom itself otherwise has no windows which is considered to provide a substandard level of accommodation to the occupants.

One (1) parking space is available on the site by way of a detached garage which may not be of sufficient size to accommodate a modern vehicle. It is not considered the extension would result in a 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:

Refuse planning permission for the following reason:

By reason of its height, depth and overall bulk in close proximity to the rear facing rooms of 71 Mendip Road the extension would appear intrusive and overbearing for the occupants of this property and result in a loss of light for the occupants of this property with the rear windows being in shadow for the majority of the day. Furthermore, the extension would appear intrusive and overbearing from the rear rooms and rear garden to 75 Mendip Road to the detriment of amenity of the occupants. Moreover, the extension results in the creation of a bedroom with no natural light or ventilation to the detriment of the amenity of the occupants. The proposal therefore fails to comply with the provisions of Saved Policy H16 of the Worthing Local Plan and Core Strategy Policy 16.

REASONS FOR RECOMMENDATION:

The proposal fails to accord with the relevant policies of the Development Plan.

Saved Worthing Local Plan Polices

H16 and H18

Core Strategy

Policy 16

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

DELEGATED

Case Officer sign [redacted] Date 23/5/11.

Authorising Officer sign [redacted] Date 23/5/11