DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: AWDM/0158/11 5 Byron Road Worthing

DATE OF SITE VISIT: 18th August 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application site relates to a property located at 5 Byron Road within the urban area of Worthing, it is currently used as a hostel for the homeless. The property is a detached two-storey Victorian villa constructed of redbrick for the exterior walls and tiling for the roof. The dwelling is formed of a hipped roof with flat roof sections. The building has been extended several times, including a single storey side extension on the southern side property. There is an access lane to the south of the site's boundary. The dwelling is located on an irregular shaped plot, set back from the road by 10 metres. The site is adjacent to Montague Street Conservation Area. The vicinity is characteristic of a residential area predominantly comprising a mixture of detached Large Victorian properties of similar design styles. Although the general character of the area is more traditional, there are also modern properties present within the street-scene.

PROPOSAL:

The proposal is for a two storey side extension, to provide an extra bedroom, and kitchen, a new laundry and improved sanitary facilities. The extension would be built up to the flank property boundary. It would be 3.6 metres wide, and 7.9 metres long. The extension would be the same eaves height as the existing property, and would have a pyramidal hipped roof feature to the front elevation, constructed of slate with clay hipped and ridge tiles. The rear section of the side extension would have a flat roof. Four windows are proposed within the flank elevation.

An application was refused under application reference 08/0367/FULL on this site for a two storey side extension. This extension altered the roof-shape of the main dwelling and was refused because it was considered that the proposed blank flank wall would appear monotonous and overbearing and was not compatible with the detailed design of the existing property. It was also considered that the scheme would unbalance the built form of the original building.

An application for a part two storey part single storey rear extension on the site was approved under application 09/0474. This scheme has not been implemented.

RELEVANT PLANNING HISTORY:

09/0474/FULL- Construction of a part two and part single storey rear extension. GRANT CONDITIONAL CONSENT. 07/09/2009.

08/0367-Two storey side extension. REFUSED. 27/05/2008

04/00665/FULL- Construction of a part two storey and part single storey rear extension. GRANT CONDITIONAL CONSENT. 02/08/2004.

02/01055/FULL- Removal of existing metal window and replacement in white PVCu to kitchen. GRANT CONSENT. 13/11/2002.

95/1067- Demolition and capping of two rear chimney stacks to rear of building. APPROVED WITH CONDITIONS. 26/04/1995.

95/0054- Alterations to form laundry room. APPROVED WITH CONDITIONS. 06/03/1995.

701/66- Single storey extension at rear to provide additional bedrooms and staffroom and alterations to existing kitchen. APPROVED WITH CONDITIONS. 22/11/1966.

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan 2003: Policies H16 and H18
Worthing Core Strategy 2011: Policy 16
PPS1: Delivering Sustainable Development
PPS3: Housing

REPRESENTATIONS:

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

RELEVANT CONSULTATION RESPONSES:

Conservation Area Advisory Committee have been consulted and have raised no objections.

West Sussex County Council were consulted on Highway Matters and consider that there is no apparent visibility issue.

Environmental Protection Department have been consulted and suggested that a condition be imposed limiting the hours of construction. (covered under Environmental Health Legislation).

PLANNING ASSESSMENT:

The principle of enlarging the hostel has previously been accepted and the proposal would meet a pressing housing need by a vulnerable group on established premises consistent with the approach of the Core Strategy

The proposed extension is of a significant scale and bulk and would be the same eaves height as the existing property, however it is considered that the proposal successfully relates to the main building. The property is an attractive Victorian building with a more traditional character, it is considered that the design style is sympathetic as it would be in-keeping with the existing property in terms of scale, style and choice of materials, this also includes window modules and general detailing. The property's main form would not be altered and the proposed flank elevation would contain fenestration and cornice detailing, which would help to soften its appearance and incorporate it into the surrounding area. The hipped roof extension would have a balancing effect on the form of the existing property, it would reflect the main building and create a central feature of the flat roof section. It is not considered that it would have an overwhelming affect, as it would still have a ridge height 1.4 metres lower than the main dwelling, ensuring that it remains subservient to the original part of this property. The parapet detail of the flat roof in the rear and side elevation is somewhat out of character and details are therefore required by condition

With regards to the impact upon the character and appearance of the street-scene, the two storey side extension would be built up to the existing southern flank boundary. Although it is not considered to have an adverse affect on the street-scene, as this is not a space between the buildings that needs to remain open. This is because the character of the street is mixed, with many of the dwellings standing individually in their plots, with no regularity of street pattern present. The design and detailing of the extension is also in-keeping with the property's more traditional character and is therefore acceptable to the appearance of the street and the adjacent Conservation Area. In addition the Conservation Area Advisory Committee have been consulted and have raised no objections. Adequate garden space would remain.

With regards to loss of sunlight/daylight, privacy and outlook to the neighbours, the only property to be in a position to be significantly affected is the adjoining property at No.3, and it is not considered that there would be any significant impact upon this property. This is because there are only secondary windows (which are obscure glazed) within the section of northern flank elevation directly facing the proposal. In addition, the flank wall of the extension would not extend beyond the protruding section of flank wall within No.3 and would therefore not affect any of the other windows within this other section of flank wall. It is not considered necessary to condition any of the proposed flank elevation windows to be obscure glazed, as the openings which they face are secondary windows (which are obscure glazed).

Sufficient parking for this location would be provided within the existing garage to the rear and street parking. It is stated that the use for this property requires very little parking provision, the current situation is deemed to be acceptable given the use of the building. West Sussex County Council were consulted on Highway Matters and consider that there is no apparent visibility issue.

There would be some mild intensification of use but not sufficient to unacceptably impact on neighbours residential amenity.

Overall it is considered that the proposal is acceptable with regard to the relevant provisions of the 'saved' policies of the Worthing Local Plan 2003 and the Worthing Core Strategy 2011. It is therefore recommended that conditional approval be granted to the application.

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
- Matching materials
- No openings within side elevation

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, H18) and the Core Strategy (policy 16).

The proposal accords 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..... .....Date.....

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