DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0175/FULL 28 Half Moon Lane Worthing

DATE OF SITE VISIT: 5 May 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The site comprises a white rendered detached bungalow which faces Half Moon Lane. The site is within the Salvington conservation area which is comprised of detached and detached bungalows and houses from various periods.

PROPOSAL:

The application seeks full planning permission for the formation of a hip to half-hip extension to the rear with dimensions of 3 metres in depth and a height of 5.8 metres. The extension features a Juliet balcony to the rear and roof lights to the front side and rear.

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:

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

RELEVANT CONSULTATION RESPONSES:

None relevant.

PLANNING ASSESSMENT:

The subject site comprises a detached bungalow and the application proposes the formation of a hip to half-hip extension to the rear. Amended plans have removed an unbalancing side dormer window.

The extension is considered to be of an acceptable design and integrates well with the existing house. The extension remains subordinate to the main house and would not be a prominent feature in the streetscape. Whilst the extension would be visible in the street scene it is not considered to be especially prominent being only readily noticeable in oblique vistas.

The extension minimal bulk and would not be readily visible from neighbouring houses. No windows are proposed which could allow any material increase in overlooking towards neighbours. The Juliet balcony would not allow the facility to 'step out' to provide additional vantage at high level.

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:

Grant Planning permission subject to the following conditions:

- Standard time limit
- Plans
- Materials to match

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) 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 [redacted] Date 25/5/11.

Authorising Officer sign [redacted] Date 31.5.11