DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0074/FULL 9 Highlands Close Worthing

DATE OF SITE VISIT: 8 March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The existing site comprises a detached bungalow with integral single garage. The site is located to the eastern side of Highlands Close which comprises a small cul-de-sac of nine (9) detached and semi-detached 1950s bungalows.

PROPOSAL:

The application seeks approval to construct a single storey front extension to form an enlarged garage and front porch. The extension would have dimensions of 5.2 metres in depth, 6.2 metres in width and a height of 4.3 metres to roof ridge.

RELEVANT PLANNING HISTORY:

05/0790/FULL: Single storey rear extensions. Granted, 16/09/05.

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policies BE1, H16 and H18
Submission 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 property comprises an existing detached bungalow located on the eastern side of the cul-de-sac near the junction with Hayling Rise. The application seeks to form a single storey front extension located in an existing recess to the front elevation.

The house at present forms a rough L shape towards the front with the front bedroom set forward at the north side and recessed porch and garage set behind this. The

proposed extension would enlarge the existing garage to bring the front wall in line with the existing front bedroom with the front porch set behind the two forward projecting wings.

The garage extension generally matches the style of the front projecting bedroom, using the same roof pitch and hipped roof construction. However due to the narrower width of the garage the overall ridge height is set slightly lower than the front bedroom element. The extension also remains subordinate to the remainder of the house.

The extension would result in the porch being recessed behind the two wings and incorporating a crown roofed element between the wings due to the lower ridge height to the porch. This would be apparent from the front elevation but would largely be hidden from view by the wings with their higher ridge lines and forward projection.

The extension would be comparable to an existing enlargement to the neighbouring 60 Hayling Rise, itself a similarly constructed detached bungalow. Although the extension constructed at this neighbour formed additional living accommodation as opposed to an enlarged garage, the form of the extension remains comparable. The extension at this neighbour is not considered to be of a design which renders it prominent or visually incongruous in the streetscape.

The extension to form the enlarged garage and porch features no additional windows which could allow any greater overlooking towards neighbours. Further, whilst the extension is relatively deep at approximately 5 metres, it is not considered to appear overbearing as it set away from the neighbouring 60 Hayling Rise by around 6 metres and the (north facing) windows that have aspect towards this direction are angled away from the location of the extension.

Ample parking space remains available on the site by way of the enlarged garage with space for at least three (3) further vehicles on the driveway.

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

- No additional south side windows
- 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 (BE1, H16 and H18) and the Submission Core Strategy (policy 16).

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

Saved Worthing Local Plan Polices

BE1, H16 and H18

Submission Core Strategy

Policy 16

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

DELEGATED

Case Officer sign .....Date 15/3/11.

Authorising Officer sign .....Date 17.3.11