DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/07/1496/FULL – 45 Burnham Road

DATE OF SITE VISIT: **9/1/08**

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

This is a full planning application for a conservatory extension at the rear of 45 Burnahm Road Worthing. This property is a single story detached dwelling of a brick construction on the northern die of Burnham Road. The frontage of the property is paved and used as a hardstanding for vehicles. There is a latter addition of a flat roofed side extension built against the property boundary which is used as a garage. The rear garden is well kept and has two small garden sheds.

The dwellings on each side of the proposal site are semis of similar design to no. 45. The dwellings across to the rear of the garden have chalet style rear dormers which overlook to rear garden of no 45. The boundary treatment of the rear garden of the proposal site is a 6 foot high paling fence.

RELEVANT PLANNING HISTORY:

No relevant history

PROPOSAL:

The proposal is to build a conservatory extension on the rear of this dwelling. The conservatory will be located centrally and extend into the rear garden 4.9 metres. Its width will be 5.4 metres with a total height of 3.2 metres. The rear elevation of the conservatory will be rotundered shaped. The north and western elevation will have a dwarf wall of 0.8 metres in height; the east elevation will have a wall to the height of 1.9 metres.

Materials used in the construction of the extension are a brickwork to match the existing, a polycarbonate roof and upvc windows.

RELEVANT PLANNING POLICIES:

West Sussex Structure Plan 2001-2016
DEV1, CH1

Worthing Local Plan 2003
BE1, H16

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None received

PLANNING ASSESSMENT:

The principle planning concern with this proposal is how the extension works will affect neighbouring amenity.

The siting of the conservatory centrally on the rear elevation of this dwelling means that it will be several metres away from the gardens of the neighbouring dwellings and the existing boundary treatment at the rear of the property will do much to obscure outlook between the conservatory and the neighbouring dwellings. The dimensions of the conservatory are considered acceptable for its siting on this dwelling and it would have no overbearing impact on neighbouring properties.

RECOMMENDATION:

Approve with conditions

REASONS FOR RECOMMENDATION:

This proposal meets with the requirements of the Worthing Borough Council saved local plan policies and the saved policies of the WSSP.

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 on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION?

No

DELEGATED

Case Officer [redacted]
Sign..... ...Date.....28.1.08.....

Authorising [redacted]
Sign..... ...Date.....28/1/08.....