DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/09/0257/FULL 76 Richmond Road

DATE OF SITE VISIT: 14 May 2009

NEIGHBOURS CHECKED : Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The site comprises a large detached Victorian property currently used as a residential care home on the corner of Richmond Road and Shakespeare Road. This is a Local Interest building within the Heene Conservation Area.

To the north of the site is a detached dwelling (8 Shakespeare Road), to the east is a detached property, 74 Richmond Road, which is divided into flats and has a garage compound at the rear.

Tree Preservation Order No. 15/2004 was confirmed on 16 November 2004 and relates to ten trees within the curtilage of No's 74 and 76 Richmond Road.

PROPOSAL:

This is the same as a previous scheme approved in 2004 (WB/04/1058/FULL).

Permission is sought for the construction of an L-shaped single storey extension incorporating a glazed roofed corridor and a conservatory. A garden patio as an outdoor amenity space would be formed between the existing building and the proposed extension and conservatory.

The extension would provide three additional bedrooms with en suite bathrooms on the north side of the property, occupying the existing garden. An existing 2.1 metre high part brick wall and part fence along the northern boundary would be replaced by a wall and fence of the same height and in the same position.

The proposed extension would measure 12.7 metres in projection from the building (northwards), six metres in width by 3.7 metres in height. Longitudinally, from east to west, the extension would measure 17.5 metres long by 4.8 metres in width and would measure 3.8 metres in height. It would incorporate a low-pitched, zinc covered roof, terracotta/orange brick walls and white painted timber casement windows. The glazed roofed corridor and conservatory would be formed within the extension. The conservatory's roof would extend to 4.5 metres in height.

The extension would be sited 1.8 metres from the northern boundary and between 1.2 metres and 1.8 metres from the eastern boundary of the site.

RELEVANT PLANNING HISTORY:

Planning permission was granted in 2004 for an identical scheme (WB/04/1058/FULL). This permission has not been implemented and will lapse in November 2009.

Planning permission was granted in 2003 for a single storey extension on the north elevation to provide 2 bedrooms with en suite bathrooms and a separate communal conservatory (WB/03/00688/FULL)

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policy BE1, H16 and H18
South East Plan Policies CC6, BE1, and BE6

REPRESENTATIONS:

Two letters of representation have been received from the occupiers of 51 Richmond Road objecting to the proposal on the following grounds:

- Dominance of care homes in Worthing - large homes have been allowed to expand with less private houses to comment on their planning applications
- Loss of green space
- Impact on the conservation area
- Noise and disturbance from year-round use of conservatory
- Large proportion of patients with mental disability in this area, imbalance between family homes and care homes.

RELEVANT CONSULTATION RESPONSES:

The **Highway Authority** has made the following comments:

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. WB/1058/04 to which no objections were raised.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The proposal is for a single storey extension to provide 3 bedrooms with access onto Richmond Road via an existing access point. The proposed car parking is in accordance with the WSCC Maximum Standards and no concerns would be raised regarding that proposed. Cycle parking should be provided however; this should be secure, covered and capable of holding at least one cycle per bedroom of the new extension.

From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Richmond Road. In terms of this development it is not expected that the existing access onto Richmond Road will be significantly more used then it is as part of the present use. In terms of parking layout, an adequate area of hardstanding

is shown to permit turning within the site. The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal.

Any approval of planning permission would be subject to the following condition:

Cycle parking
No dwelling, hereby approved, shall be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority.
Reason – To provide alternative travel options to the use of the car in accordance with PPG 3 and Dev4 of WSCC Structure Plan.

The **Executive Head of health, Housing and Community Safety** has raised no objection subject to a precautionary contamination condition being attached.

PLANNING ASSESSMENT:

Any relevant concerns in representations have been taken into consideration throughout this assessment.

This is a renewal of the previous approval WB/04/1058/FULL. There has been no material change in circumstances on site since the previous approval. TPO 15/2004 was confirmed following the previous approval but there are no works to trees required as part of this application.

The proposed extension would occupy a large part of the garden on the northern side of the property. In terms of its layout and amenity for the residents, it would provide an adequate and very pleasant form of accommodation, allowing regular use of the garden/patio area and conservatory in all weathers.

In terms of layout, design and relationship to the building, the proposal would provide a sympathetic an unobtrusive form of development on this site, which would not detract from the character and appearance of the original building or the surrounding area, subject to the use of sympathetic brickwork and white timber framing for all joinery for the conservatory and windows.

In terms of neighbour impact, it is not considered that the extension would seriously detract from the amenities of occupiers of any neighbouring properties. The combination of a low–pitched roof and its position away from the boundaries with No's 8 Shakespeare Road and 74 Richmond Road, respectively, would ensure that there is no loss of light or an overbearing effect upon those properties, providing that the replacement wall and fence to the northern boundary is constructed before the construction of the extension is commenced.

No.8 Shakespeare Road has a south facing main window adjacent to the site and east facing rear windows. The proposed extension would be sited 1.8 metres from the boundary with that property (to be replaced) and would have a low-pitched light coloured roof. It is considered that the proposal would not seriously overshadow or have an overbearing effect upon that property.

The proposal would not adversely affect the occupiers of No.74 Richmond Road, to the east.

In response to the comment in representations concerning the dominance of care homes in Worthing, this is an existing care home facility and the extension would make best use of the existing site to provide an improved standard of facilities for residents and three additional bedrooms. There is no change of use proposed.

In terms of parking, the Highway Authority raises no objection subject to the provision of additional cycle storage. However, parking and access was previously considered acceptable for the previous scheme and was assessed against the same parking policy. Therefore it is not considered appropriate to require additional cycle parking provision at this stage.

In summary, this proposal would provide a sympathetic form of development in relation to the property and its garden space and their surroundings, and, further, it would not result in an unacceptable loss of amenity to the adjoining properties or intensify parking in the area to an unacceptable degree. Subject to samples of external materials to be used for these works being agreed with the Council and the replacement wall and fencing to the northern boundary being erected before the extension is commenced, the application is considered to be acceptable.

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 permission subject to the following conditions:

- Standard time limit
- Materials to be agreed
- Landscaping to be agreed
- Screen wall/fence to northern boundary to be erected before construction
- Contamination precaution

REASONS FOR RECOMMENDATION:

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

Saved Worthing Local Plan Polices

Policies BE1, H16 and H18

South East Plan policies

Policies CC6, BE1 and Be6

National Policy

PPS1

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

DELEGATED

Case Officer sign..... [redacted] .....Date.....29-05-09.....

Authorising Officer sign..... [redacted] ....Date.....1·6·09.....