**DELEGATED APPLICATIONS**

**ASSESSMENT SHEET**

APPLICATION NO./ ADDRESS: WB/08/008/681/FULL 54 Offington Drive

DATE OF SITE VISIT: 11 August 2008

NEIGHBOURS CHECKED : Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The site comprises a semi-detached two-storey house on the east side of Offington Drive, north of its junction with Warren Gardens. The house has a large single storey extension to the rear and garage to the side.

The area comprises predominantly of residential dwellings with a mix of types and designs. Houses surrounding the application site are generally semi-detached following the same design on this side of Offington Drive.

No. 56 to the north, the adjoining house in the pair of semi's, has a single storey projection to the rear approximately 2 metres in depth.

PROPOSAL:

Permission is sought for the construction of a first floor extension to the rear of the house. This application follows a previous scheme that was withdrawn following concerns raised over its design.

The extension would be positioned over the existing single storey extension set in from the northern boundary by 2.1 metres. It would be 3.7 metres in width following the line of the main side (south) wall of the house. It would extend 4.6 metres in depth to meet the line of the rear wall of the ground floor extension. The extension would be 5.1 metres in height to the eaves rising to 7.5 metres to the ridge with a catslide roof extending over the south side to follow the line of the existing roof.

Matching materials are proposed.

The plans also indicate the removal of a chimney and installation of a side roof light window which would be permitted development.

RELEVANT PLANNING HISTORY:

| | |
|---|---|
| 22/02/08 | Application withdrawn for extension to first floor level to rear and side elevations (08/0025) |
| 12/02/90 | Planning permission granted for extension to rear (49/90) |

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policy BE1, H16 and H18
Saved Wessex Structure Plan policies CH1 and DEV1
PPS1
PPS3

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

One letter of representation received from the occupier of no. 52 stating that they '*are happy that the proposals carry no intrusion into our property. On this basis we have no objections to the development as shown.*'

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.

PLANNING ASSESSMENT:

The principal issues raised by this proposal are:-

- Impact on the amenity of occupiers of neighbouring residential properties;
- Impact on the integrity of the design of the proposed extension and character of the townscape.

**Impact on the amenity of occupiers of neighbouring residential properties**

As the proposed extension is positioned to the north of no. 52 and sufficiently spaced from this dwelling (a distance of 5.5 metres is retained between the two houses), the main impact of the proposal is to the occupiers to the north at no. 56.

No. 56 has a rear projection at ground floor level accommodating a kitchen that extends approximately 2 metres beyond the main rear wall of the house. A bathroom window lies to the immediate north at first floor level. Although the proposed first floor extension would be 4.6 metres in depth, it is set back from the side boundary by 2.1 metres. The existing single storey extension abuts the boundary at 4.6 metres in depth and is 3.6 metres in height to the ridge of its false pitched roof. Given the relationship the existing extension has with the neighbouring property and having regard to the design of the proposed extension with a hipped roof, it is considered that it would not cause an unacceptable loss of light or outlook.

No side windows are proposed and a condition is recommended to ensure no windows are installed to the side walls without permission in order to protect the privacy of adjoining occupiers.

**Impact on the integrity of the design of the proposed extension and character of the townscape**

The design of the extension at the rear is such that, although it's side would be visible from the street as it extends the side wall and roof structure, it would not be overly dominant and would not cause significant harm to the visual amenities of the street.

The applicant was requested to amend the design so that the rear extension would not join the ground floor at a point in the centre of a window as this would jar with the visual integrity of the structure. This detail was not revised and so has been considered on this basis. The design is generally in keeping with the design of the existing house, stepping down in scale from the main house and using matching materials. Although the positioning of the northern wall does not appear to sit comfortably with the window on the ground floor below, the positioning of this structure to the rear is such that this element would not be readily visible from the public domain. It is therefore considered acceptable in design terms.

RECOMMENDATION:

Grant permission subject to the following conditions:

- Standard time limit.
- Materials to match existing.
- No new first floor windows (flank).

REASONS FOR RECOMMENDATION:

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

**Saved Worthing Local Plan Polices**

Policies BE1, H16 and H18

**Saved West Sussex Structure Plan Polices**

Policies CH1 and DEV1

**National Policy**

PPS1
PPS3

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

**DELEGATED**

Case Officer sign..... [redacted] .....Date.....3.9.08.....

Authorising Officer sign..... [redacted] ...Date.....4.9.08.....