RECOMMENDATION SHEET

Ward: CEN

APPLICATION NO: WB/07/1093/FULL

LOCATION : 120 Station Road Worthing West Sussex

PROPOSAL : Proposed 2 storey rear extension.

OFFICER : Ms L Norton TEL: [redacted]

APPLICANT:	**AGENT:**
Mr And Mrs A Buckley 120 Station Road Worthing West Sussex BN11 1JY	Peter Wilson. Hilary Mount Way Lancing BN15 0QD

Agent's Tel No: [redacted]

DATE REGISTERED: 31st August 2007

DATE ADVERTISED: 13th September 2007

DATE ADVERT EXPIRES: 4th October 2007

EXPIRY DATE: 26/10

NEIGHBOUR NOTIFICATIONS	STATUTORY SITE NOTICE	SITE NOTICE
Init. Letter : Extra Cons : Expiry Date : 1/10	Date Posted : Expiry Date :	Date Posted : Expiry Date :

EARLIEST DATE DECISION POSSIBLE :

TARGET DATE:

COMM/DEL DATE: 8/10

INITIAL ASSESSMENT : Drawing nos. tp632/9 & tp632/10 & tp632/11.

RECOMMENDATION :- **CONSENT/REFUSE/APPROVE**

SUBJECT TO/~~ON THE GROUNDS THAT~~ :- (Continued overleaf)

See report

DELEGATED DECISION CONFIRMED BY DCM BY : [redacted] 8/10

DECISION NOTICE CHECKED BY OFFICER [redacted]

DATE DESPATCHED BY : [redacted] 10/10/07

DELEGATED APPLICATIONS **ASSESSMENT SHEET**

APPLICATION NO./ADDRESS: WB/07/1093/FULL – 120 Station Road

DATE OF SITE VISIT: 28th September 2007

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application relates to a mid-terraced 'L-shaped' property on the south side of Station Road. The property has a tapering plot which meets a point at the back of the rear garden.

RELEVANT PLANNING HISTORY:

The erection of two-storey extension at rear to provide enlarged lounge with bedroom above was granted permission in 1982 (9/82 refers). This was never implemented.

PROPOSAL:

It is proposed again to erect a two-storey rear extension to provide a dining room with a bedroom above. This would infill the 'L-shape' of the property and would provide a new, pitched roof with a subservient gable on the rear elevation, some 1.05 metres below the main ridge.

RELEVANT PLANNING POLICIES:

West Sussex Structure Plan 2001-2016
DEV1, CH1

Worthing Local Plan 2003
BE1, H16

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

The Environment Agency states that it should not have been consulted on this application.

The Principle Engineer has no comments.

PLANNING ASSESSMENT:

The main issues for consideration are the impact of the proposal on the character of the existing property and street scene, and the impact on the living conditions of adjoining properties.

The proposed extension would achieve a reasonable standard of design, with a pitched roof sympathetic to the existing roof whilst remaining subordinate to it and a matching first floor window; and infilling a gap and therefore 'rounding off' the footprint of the property without harming its external appearance. It would not be visible from the street.

The proposed extension would not be significantly detrimental to the amenities of adjoining properties. The only property significantly affected would be No.118 directly to the west; which extends beyond the application property alongside the common boundary (with no flank windows in this wall). The proposed extension would result in the two properties extending to the same point at two-storey level (although No.118 has a single-storey extension with a glass roof which projects beyond the point where the proposed extension would end). However, the proposed two-storey extension would not significantly impact upon this area, given that it would stop short of the beginning of the glass roof extension at No.118. As such, there would be no significant degree of overshadowing or overbearing impact upon this property. The proposed extension would inevitably increase the degree of overlooking onto the rear garden at No.118; however, given the existing high level of overlooking from first floor windows between properties in the immediate area (which is a feature of town-centre living); it is not considered that one additional bedroom window closer to the common boundary would unacceptably reduce the amenities of this neighbouring property.

RECOMMENDATION:

Approve, subject to:-

C.1.A. (Standard Duration)
C.9.E. (Matching Materials)

REASONS FOR RECOMMENDATION:

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

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?

N/A

DELEGATED

Case Officer [redacted] Sign..... Date..... 5/10/07

Authorising Officer [redacted] Sign..... Date..... 8.10.07