DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: Fairmead, Honeysuckle Lane WB/10/0416/FULL

DATE OF SITE VISIT: 1.07.10

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

PROPOSAL, SITE AND SURROUNDINGS:

The application property comprises a detached, inter-war house located at the far northern end of Honeysuckle Lane. It is located within the built-up area of Worthing, but adjoins the boundary with the National Park to the north and west. The dwelling has previously been enlarged by an attached flat-roofed garage and out-house on the north side and a timber-framed conservatory on the rear. The dwelling is served by an in-out driveway with accesses onto Honeysuckle Lane.

The surrounding low density residential area is characterised by individual-style 20th century housing of varying styles and type. Fairmead occupies a wider than average plot with mature planting, including a mature preserved oak tree and numerous shrubs on the site frontage/verge. The north side of Fairmead is enclosed by mature trees growing within the adjoining land. The informal character of the narrow lane and mature planting lends a semi-rural feel to the area.

Permission is sought for a 2-storey extension on the north side of the dwelling, replacing the existing attached garage and out-house, plus a detached garage on the south side of the frontage, sited forward (east) of the dwelling. The 2-storey extension would be 4.2m wide and 10.75m deep, sited a minimum 2m from the northern site boundary carried out in matching materials. It would provide a utility room and kitchen on the ground floor, with 2 bedrooms with en-suite facilities above. As originally submitted, the garage would be 5.6m wide and 5.6m deep, sited within 1m of the southern site boundary with 'Pike House' and within 1m of the site boundary with the highway verge. No details of materials for the garage have been provided, but the drawings appear to show an open front/sided timber-framed construction with a dual pitched roof 4.7m high.

RELEVANT PLANNING HISTORY

1. Limited works to preserved oak tree within site frontage approved under WB/10/0187/TPO in April 2010 (split decision).

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan 2003: BE1, H16, H18

Submission Core Strategy: Policy 16

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

2 letters of objection have been received from nearby residents raising the following concerns:-

i) The siting of the garage so close to the lane would be out of keeping and forward of the 'building line'.
ii) Instead of the green outlook from the upstairs windows enjoyed for 20 years there will be a pitched double garage roof and supporting walls, affecting the outlook from Pike House.
iii) Fairmead is one of the largest and tallest houses in the vicinity and the addition of a 2-storey extension and garage will make it even more so. This development on the edge of the National Park could create a precedent for extending the building line and future infilling to the Park boundary.
iv) The proposal will impact the adjacent wooded area which contains a number of mature trees and is the habitat for local wildlife.

PLANNING ASSESSMENT:

The relevant considerations are the effects on the residential and visual amenities of the locality.

The Council's SPG 'Extending or Altering Your Home' states that the size and shape of any extension should normally be designed to ensure that the original house remains the larger, more dominant feature. The application property comprises a brick-built, chalet-style house with a part-hipped roof and centrally-positioned front gable feature. The eaves are lowered on either side of the front gable and at the rear, with the first-floor accommodation at the rear served by 3 no. pitched-roof dormers. The balanced appearance of the house has been spoilt by the addition of a wide, flat-roofed garage attached to the north side, which projects forward to align with the front gable (approximately 2.6m). The 2-storey side extension has been designed as a smaller-scale gable feature, with part-hipped roof to match the existing. It would extend 1m forward of the main elevation, but would be sited some 1.65m behind the existing front gable (and 1.65m behind the existing attached garage). The overall width of the extension would be some 1.8m narrower than the existing garage/out-house, allowing for an increased gap to the northern boundary of approximately 2 metres. Consequently it is considered there would be no adverse impact on the mature trees growing within the adjoining land. [SV highlighted evidence of the trees having recently been cut back where they overhang the common boundary – but these are not included in the preservation order (No.1 of 1991).] The extension would extend 2.5m beyond the rear of the dwelling, but the extent of this rearward projection would not be apparent from the street owing to the enclosure created by the mature trees on the land to the north. The setting of the extension in proximity to the northern boundary would not be out of keeping with the grain of other development in Honeysuckle Lane (notably Pike House immediately

to the south), and in streetscene terms is compensated for by the generous gap on the south side of the dwelling.

Although the scale, massing and siting of the proposed 2-storey extension would be subservient to the recipient building, officer concerns were expressed regarding the unsympathetic fenestration on the front elevation which it was considered detracted from its appearance. Following discussions, an amended drawing has been received showing a more sympathetic fenestration detail, in keeping with the character of the existing house.

There would be no adverse impacts arising from the 2-storey extension on the amenities of nearby residential occupiers.

Following officer concerns expressed regarding the unduly prominent siting of the proposed detached garage, and its cramped visual relationship with the front of both Fairmead and Pike House to the south, the detached garage has been deleted from this application.

RECOMMENDATION: Approve subject to:-

1. Standard time condition
2. Permission relates to approved plans
3. Materials to match
4. Window details to match existing
5. Precautionary contamination

REASONS FOR RECOMMENDATION:

The proposed development is located within the built-up area of Worthing and would not detract from the surrounding local environment or the setting or environment of the adjoining South Downs National Park 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, H18) and the Worthing Submission Core Strategy (Policy 16).

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?

Yes

DELEGATED

Case Officer
Sign.....[redacted]..Date.....12·7·10.....

Authorising Offic[redacted]
Sign.....[redacted]..Date.....12 7 10.....