RECOMMENDATION SHEET

Ward: NOR

APPLICATION NO: WB/08/0392/FULL

LOCATION : 8 Leeds Close Worthing West Sussex

PROPOSAL : Construction of a conservatory to rear elevation.

OFFICER : Mrs. M O'Keeffe TEL: (01903) 221425

APPLICANT:	**AGENT:**
Mr & Mrs Foot 8 Leeds Close Worthing West Sussex BN13 3QP	The Alexander Partnership. Mr Andrew Stevens 9 Middleton Avenue Hove East Sussex BN3 4PH

Agent's Tel No: 01273 430304 / 07802 731745

DATE REGISTERED: 10th April 2008

DATE ADVERTISED: 1st May 2008 DATE ADVERT EXPIRES: 22nd May 2008
EXPIRY DATE: 5th June 2008

NEIGHBOUR NOTIFICATIONS	STATUTORY SITE NOTICE	SITE NOTICE
Init. Letter : Extra Cons : Expiry Date : 14.05.08	Date Posted : Expiry Date :	Date Posted : Expiry Date :

EARLIEST DATE DECISION POSSIBLE :
TARGET DATE: COMM/DEL DATE: 5/6

INITIAL ASSESSMENT :

01680 4432

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

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

1. Cill height of side windows min 1.65M above finished internal floor level.

BE1, TH6, TH8
BE1, CH1

DELEGATED DECISION CONFIRMED BY DCM BY : 5.6.08

DECISION NOTICE CHECKED BY OFFICER 5/6

DATE DESPATCHED BY : LKT 5.6.08

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 08/0392 – 8 Leeds Close

DATE OF SITE VISIT: 3/6

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

End of terrace house on the north side of a cul de sac.

RELEVANT PLANNING HISTORY:

None.

RELEVANT PLANNING POLICIES:

BE1, H16, H18 of the saved Local Plan.
DEV1 and CH1 of the saved West Sussex Structure Plan.

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None.

HUMAN RIGHTS:

First Protocol (Protection of Property) of the Human Rights Act 1998 is 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:

This is a retrospective application to retain a conservatory to the rear of this building. The conservatory needs permission because the side wall of it extends beyond the side wall of the house closer to a public footpath.

The conservatory measures 2.6 metres in depth and is 2.35 metres high to eaves. It has a hipped roof with a maximum height of 3 metres. It adjoins the boundary with No. 7 and there is a 1.75 metre high brick wall between. The

conservatory has high level windows adjoining this boundary with a cill height 1.8 metres above floor level (though finished floor level is not completed0.

It is not considered that an extension of this sale is having a significantly harmful effect on the light and outlook to/from No. 7. The extension is largely screened from public view by a high laurel hedge on the footpath boundary.

RECOMMENDATION

Grant subject to conditions.

REASONS FOR RECOMMENDATION:

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

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? No.

DELEGATED

Case Office[redacted] sign..... .....Date..... 5-6-8.....

Authorisi[redacted] sign..... ....Date..... 5.6.08.....