DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

WB/10/0465/FULL

75 Hayling Rise
Worthing
West Sussex

DESCRIPTION OF DEVELOPMENT

Proposed ground and first floor extension to rear elevation, dormer roof extension on side (south) elevation, alterations and extension to front roof slope and removal of one roof light and provision of new roof light in new position on side (north) roof slope. (Resubmission of WB/09/0998/FULL).

This application follows withdrawal of a similar scheme in January (WB/09/0998/FULL) and refusal of another earlier scheme in May 2007 (WB/07/0384/FULL), as a result of concerns over the design. It has been preceded by extensive officer pre- application negotiations.

The proposal entails building a first floor roof extension in the form of a 2.5 metres deep barn ended gable above a ground floor extension of 2.5 metres , with a shallow mono pitch roof above the furthest part of the ground floor extension. The ridge height of the main roof extension follows that of the existing chalet bungalow - (around 6.5 metres – this varies as the ground slopes to the rear i.e. west) and likewise, the eaves. The extension is across the entire width of the chalet (9ms). An existing raised rear terrace is lost.

The main roof ridge hip is also extended at the front by 1.8 metres.

A side dormer (south) on the existing side hip is also shown. This is flat roofed and measures 3 metres wide 1.7 metres deep and 1.4 metres tall and sits midway in the roof slope and well back from the front hip.

The side (north) garage which is 2.3 metres tall and has a flat roof is extended at the rear by 2.2 metres.

A new rooflight is also proposed in the north existing flank.

The extension allows the rear lounge and kitchen and garage to be increased; and the three upper floor bed rooms to be enlarged , as well as a new bathroom to be introduced into the roof space and the stairs to be relocated to the side.

A first floor rear window serves the enlarged bedroom and a new rooflight in the northern slope serves the extended front bedroom. The side dormer serves the bathroom.

The extensions are faced to match the existing building – brick, hanging tile and roof tiles and follow the pitch angle of the existing roof.

DATE OF SITE VISIT: 21.7.10

NEIGHBOURS CHECKED : Y / ~~N~~

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

SITE AND SURROUNDINGS:

The site is in an outer residential suburb on the footslopes of the Downs and the ground falls from north to south.

The property which is the subject of this application was as originally built in the early 1950s as a small bungalow connected to its paired partner to the north by a pair of contemporaneous and well set back single garages. It is recessed on a common building line and enjoys a moderately deep rear garden. The property has since been altered and extended to add a rear barn ended roof extension and raised terrace behind and a small a flat roofed extension at the front, next to the projecting front gable and bay. It provides three small and narrow bedrooms in the roof and one in the ground floor. It is faced in render except the rear extension which is tile hung at first floor level. There are rooflights in the existing roof on both flanks and a window in the rear gable.

Bungalows adjoin the site (with no windows in the flanking roofslopes) and similar bungalows or chalets face or abut the site at the rear. The boundaries with flanking bungalows are marked by a substantial fence to the south and the paired garage, tall wall and mature trees to the north. The rear boundary is substantial and includes a tall fence and trees. A large summer house and swimming pool have been added in the rear garden.

RELEVANT PLANNING HISTORY:

Application Number	Development Description	Decision	Decision Date	Appeal Decision	Appeal Decision Date
00/00523/FULL	Extension to ground floor at front and rear including extension of roof to form gable end	GRANT CONDITIONAL CONSENT	25-07-2000		
07/0032/FULL	Extensions to dwelling to provide guest room, study, enlarged living room and kitchen, enlarged master bedroom, integral garage, enlargements to first floor bedrooms and bathroom.	REFUSE THE APPLICATION	05-03-2007		
07/0384/FULL	Extensions to provide guest room, enlarged living room and kitchen, replacement bay window and porch to the front elevation, enlargements to first floor bedroom and	REFUSE THE APPLICATION	16-05-2007		

	bathroom.		
09/0998/FULL	Proposed ground and first floor extensions to rear elevation; dormer roof extension to side; alterations and extension to front roof slope incorporating a dormer.	WITHDRAWN	12-01-2010
10/0465/FULL	Proposed ground and first floor extension to rear elevation, dormer roof extension on side (south) elevation, alterations and extension to front roof slope and removal of one roof light and provision of new roof light in new position on side (north) roof slope. (Resubmission of WB/09/0998/FULL).	PENDING	
503/52	OUTLINE APPLICATION FOR THE ERECTION 6 DETACHED BUNGALOWS & GARAGES. 73-85 ODD HAYLING RISE.	APPROVED WITH CONDITIONS	21-10-1952
837/53	ERECTION OF 8 DETACHED BUNGALOWS & GARAGES. 71-85 ODD HAYLING RISE.	APPROVED	22-12-1953
837A/53	RE-POSITIONING OF PROPOSED BUNGALOWS & ALTERATIONS TO PLOT BOUNDARIES. 71-85 ODD HAYLING RISE.	APPROVED	22-04-1954

RELEVANT PLANNING POLICIES:
(Refer to national, structure and local plan policies where relevant)

Saved Worthing Local Plan Polices BE1, H18 , TR9 and H16,
Planning Policy Statement: 1 Delivering Sustainable Development
PPG13: Transport
Planning Policy Statement 3: Housing

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

None

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: (Include any impact on Crime & Disorder and Issues identified above)

The principal issues raised by this proposal are:-

- Principle of development
- Impact on the amenity of future occupiers and neighbours

- Impact on the integrity of the design of the property and character of the townscape.
- Access and parking

Principle of development

Whilst the extensions encroach into the curtilage of the site, the loss of garden is minimal compared to the overall remaining space and the quality of the space lost is not significant in overall environmental terms. The site is reasonably sustainably located in the urban area and upgrades and expands the living accommodation.

Impact on the amenity of neighbours

The first floor rear extension is modest in scale and set off the flanking boundaries by around 2 metres, with neighbouring southern bungalow a further 2 metres away. Given these separation distances, the boundary screening, the window arrangements and the topography, no unacceptable harm in terms of outlook, loss of privacy or natural light is foreseen to these neighbours. Similarly, the rear neighbours are unaffected.

The front extension is also very modest and remote from the flanking neighbours.

The side dormer is relatively small and looks out onto the windowless flank rooflsope of the southern neighbour but, as it serves a bathroom, would be obscure glazed by condition, anyway.

The new rooflights in the sides of the existing roof also look out onto windowless facing roofslopes.

As such the proposal is unlikely to give rise to unacceptable amenity impacts.

Impact on the integrity of the design of the property and character of the townscape

The form and scale of the front roof extension preserves the essence of the character of the property- hipped roof with projecting gable which is typical of the area and contributes strongly to the townscape.

The rear roof extension adds to an existing extension and makes the property significant deeper than its original form. However, whilst it would be obliquely visible from the street, it is largely obscured by the existing roof ridge in similar fashion to many other approved extensions. Its design reproduces the current extension form in an acceptable manner and overcomes the previous ground for refusal.

The side dormer is an incongruous and unattractive form. However, it is modest in scale and set well back from the front and so not especially prominent. The applicants have argued that it would, if built independently, still qualify as Permitted Development; viz

I can confirm that the volume of the hip to a gable is 25m³ and the proposed dormer has a volumn of 4m³, giving a total of 29m³, therefore as discuss the dormer could be constructed as permitted development.

On this basis it would be inappropriate to resist the scheme simply on the visual impact of the side dormer or require it to be removed from the scheme and pursued as Permitted Development.

Access and parking

These are unaffected other than the very modest increased travel demand from the upgraded accommodation.

RECOMMENDATION:

Grant Permission subject to conditions on time; external materials to match existing external finishes; dormer window to be obscure glazed; built as approved; no new windows upper floors

REASONS FOR RECOMMENDATION:

The proposed development would not detract from the local environment 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), national policy in the form of Planning Policy Statement: 1 Delivering Sustainable Development; PPG13: Transport; and Planning Policy Statement 3:_Housing and Worthing Borough Council Supplementary Planning Guidance: Household extensions

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

[redacted]

DELEGATE

Case Officer sign..... Date..13.8.10.....

Authorising Officer sign..... Date..16.8.10.....