DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0064/FULL 38 Ladydell Road Worthing

DATE OF SITE VISIT: 1 March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The existing building comprises a 1930s detached bungalow with accommodation contained within the roof space over the first floor and attached garage to the north side. The site occupies a corner location along Ladydell Road and Dawes Avenue.

The area is predominantly characterised by semi-detached and terraced 1930s houses although later 20th century residential developments also exist in the wider area.

PROPOSAL:

The application seeks full planning permission for the construction of box dormer windows to the north and south side elevations.

Each dormer would have dimensions of 6.8 metres in depth, 3 metres in width and 2.6 metres in height each with a flat roof with dummy pitch surround. The north side dormer features three windows and faces Dawes Avenue whereas the south facing dormer features two windows and faces 36 Ladydell Road.

RELEVANT PLANNING HISTORY:

None relevant.

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policies BE1, H16 and H18
Submission Core Strategy policy 16
PPS1: Delivering Sustainable Development

REPRESENTATIONS:

No submissions were received in relation to Council's notification of the proposal.

RELEVANT CONSULTATION RESPONSES:

None relevant.

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.

RECOMMENDATION:

Refuse permission for the following reason:

1. The proposed dormer windows, by reason of their size, flat roofed construction and dominance within the roof slope would appear excessively large and fail to integrate satisfactorily with the existing building. The dormer windows would be harmful to the character and appearance of the existing building and surrounding area contrary to the provisions of saved policies BE1 and H16 of the Worthing Local Plan.

Saved Worthing Local Plan Polices

BE1, H16 and H18

Submission Core Strategy

Policy 16

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

DELEGATED

Case Officer sign [redacted] .....Date 10/03/11

Authorising Officer sign... [redacted] .....Date 11.3.11