Application no./address:

10/1073/FULL 49 Clive Avenue

Date of site visit: **neighbours checked:** Y

25 October 2011

Additional neighbour notifications (list addresses):

None.

Site and surroundings:

The proposal site is a semi-detached bungalow on the west side of a road of similar properties.

Proposal

Permission is sought for a single storey rear extension 6.5m wide x 4.00m deep under a flat roof with a lantern light. It would have no north facing apertures. Materials are proposed to match those on the existing bungalow.

Relevant planning history:

10/0532/FULL Demolish existing conservatory and construct new conservatory (rear elevation). Refused 07-10-2010
1246/75 Covered way at rear. Refused 30-01-1976
18/77 Single-storey extension at rear. Approved with conditions 01-02-1977
335/77 Revised proposals for the erection of single-storey extension at rear showing amended elevations. Approved with conditions 17-05-1977
512/78 Retrospective application for erection of covered way between extension and garage. Approved 20-06-1978
678/76 Dormer window extensions at first floor level. Withdrawn
799/77 Single-storey extension at rear (amendment to WB/335/77 dated 17/5/77). Approved with conditions 20-09

Relevant planning policies:

Worthing Local Plan 2003 saved policies H16 and H18
Core Strategy policy 16

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 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.

Planning assessment:

The main issues are whether the application resolves the reasons for refusal of the previously refused application 10/0532/FULL.

The reason for refusal of the previous application was

> "The proposed conservatory, by reason of its excessive size (both length and height) and its unsympathetic, overdominant form, massing, design and layout adjacent to the boundary with No. 51 Clive Avenue and in relation to the predominant characteristics of this pair of semi-detached bungalows, Nos. 49 and 51 Clive Avenue, would be detrimental to the visual amenities of the area and detrimental to the amenities and living conditions of the occupiers of the adjoining semi-detached bungalow, 51 Clive Avenue, to the north, to an unacceptable degree. As such, the proposal is contrary to saved Policies BE1, H16 and H18 of the Worthing Local Plan 2003 and contrary to Policy 16 of the Worthing Borough Council Core Strategy (April 2010)."

Notwithstanding the reduction in depth of the current proposal from 6m as previously proposed to 4m, it is considered that the addition would still be of a scale, form height and rearward extent that would present an unneighbourly form of development that contravenes the Altering Your Home Guide that recommends no more than a 3m depth for rear extensions. Specifically, the extension would be harmful to the neighbouring property to the direct north of the application site by reason of adverse impact on light and unduly dominant scale and resultant poor outlook. The revised proposal therefore fails to reconcile the previous reason for refusal.

Recommendation:

Refuse

Reasons:

> The proposed conservatory, by reason of its excessive size (both length and height) and its unsympathetic, overdominant form, massing, design and layout adjacent to the boundary with No. 51 Clive Avenue and in relation to the predominant characteristics of this pair of semi-detached

Expiry Date - 01/02/2011

Recommendation:

Refuse

Reasons:

The proposed conservatory, by reason of its excessive size (both length and height) and its unsympathetic, overdominant form, massing, design and layout adjacent to the boundary with No. 51 Clive Avenue and in relation to the predominant characteristics of this pair of semi-detached bungalows, Nos. 49 and 51 Clive Avenue, would be detrimental to the visual amenities of the area and detrimental to the amenities and living conditions of the occupiers of the adjoining semi-detached bungalow, 51 Clive Avenue, to the north, to an unacceptable degree. As such, the proposal is contrary to saved Policies H16 and H18 of the Worthing Local Plan 2003 and Policy 16 of the Worthing Borough Council Core Strategy.

Is recommendation contrary to letter (s) of representation? N.

Delegated

Case Officer sign..... [redacted] .....Date..... 17/2/12 .....

Authorising Officer sign..... [redacted] .....Date..... 20/2/12 .....