DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

WB/08/0499/FULL 158 Salvington Road

DATE OF SITE VISIT: NEIGHBOURS CHECKED: Y

25 June 2008

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

None.

SITE AND SURROUNDINGS:

The proposal concerns a semi-detached bungalow dwelling at the corner of Exmoor Drive and Salvington Road, with a nursing home to the west and residential properties, including flats, to the north and east. Salvington Road is a busy road cutting across Salvington town sideways. The property was constructed in the 1950s.

The pair of semis have a traditional form with tall hipped roof finishing in a short ridge. The general appearance of the properties is well balanced and there is a degree of symmetry, and although each bungalow has a stepped gable projection with brick corbels, that of the proposal site addresses Salvington Road whilst the gable feature of the adjoining property fronts Exmoor Drive. This is likely to be due to the siting of the building on a corner plot - whereby No. 156 effectively fronts Exmoor Drive (and indeed its vehicular access and parking area is off this road) and the proposal site fronts Salvington Road.

The existing bungalow also benefits from a flat roof single garage to the side.

Permission is sought to demolish the existing garage and build a gable ended side extension with a ridge height 1m taller than the original gable feature on the front elevation. The extension would project 3.5m backwards of the original footprint to align with the end of an existing conservatory extension. This element of the scheme would also have pitched roof and gable end with ridge height 3.8m above ground level. The only openings in the extension include a rear door, garage door and two rooflights in the front pitched roof slope.

The proposal includes a flat roof dormer extension to the rear, measuring 9.6m across, 1.8m in height and projecting 2.3m off the roof slope at a point just below the ridge of the side extension.

Owing to the angle of the western boundary of the bungalow, the flank wall of the proposed extension would not sit squarely with the existing building and the side extension, particularly the hip roof, would be slightly slanted.

External materials would be face brickwork and plain tiles to match existing.

The proposal would form a garage and store room and ground floor level and an additional (fourth) bedroom with en-suite at first floor over - with access gained only by way of the space created by the proposed rear dormer/roof extension - which would also enlarge an existing bedroom and the landing.

The property presently has two bedrooms and a bathroom in the loft space.

RELEVANT PLANNING HISTORY:

None.

DESIGN AND ACCESS STATEMENT

None.

RELEVANT PLANNING POLICIES:

Saved Policies BE1, H16 (includes householder SPG) and H18 of the Worthing Local Plan 2003 and Saved Policies CH1 and DEV1 West Sussex Structure Plan 2001-2016 as well as PPS1: Delivering sustainable development (2005), PPS3: Housing and allied design and other guidance.

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

Nobody has made any comments whatsoever.

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 refused, would have some impact on the applicant's Rights. However, it is considered that the harm caused by the development outweighs these and that in the public interest the application should be refused. Accordingly, it is considered that the decision complies with the Human Rights Act 1998.

PLANNING ASSESSMENT:

The reasons for which the proposal is unacceptable are twofold: firstly the design and appearance which would relate poorly with the form of the existing bungalow and give rise to visual harm and secondly for reasons of neighbour amenity and loss of privacy.

The side extension is neither sympathetic nor complimentary to the form and design of the original bungalow, which has a well balance and symmetrical

hipped roof, whilst the scale and massing of the extension would dwarf the original projection feature on the front of the building. Additionally the extension would, owing to the angled site boundary, not sit squarely with the main bungalow and would appear slanted. The poor integration and uncomfortable and dominating relationship with the main bungalow would be harmful to visual amenity and would unbalance the appearance of the pair of semis, to the detriment of the street scene.

The flat roof rear dormer extension conflicts with Local Plan policy H16 and the allied SPG "Extending and Altering Your Home" (1998) because it has a horizontal emphasis and the proportions, form and massing dominate and detract from the distinctive and tall pitched roof of the original bungalow. Furthermore, the window openings ~~and~~ are overly large and do not align with ground floor openings - adding to the dormer's discordant relationship with the design and shape of the original bungalow and amplifying the alien character of the dormer in a prominent position which is clearly visible from Exmoor Drive.

Lastly, although the proposed first floor en-suite shower room might reasonably have an obscure glazed window, three other windows in the proposed dormer - servicing two bedrooms and the landing - would afford bird's eye views into the neighbours rear garden (which is already very short) by reason of the small separation distance of 14m, causing loss of privacy and harm to residential amenity.

RECOMMENDATION:

Refuse.

1) The proposed extensions would, by reason of their scale, form, design and siting, be unduly dominant and would relate poorly with the shape and appearance of the existing bungalow and would unbalance the present symmetry of the hipped roof, detracting from the intrinsic character and appearance of the pair of semi-detached dwellings to the detriment of visual amenity. As such the proposal is contrary to saved Policies BE1, H16 and H18 of the Worthing Local Plan 2003 and saved Policy DEV1 of the West Sussex Structure Plan 2001-2016.

2) The proposed roof extension would, by reason of the height and siting of the windows in close proximity to the rear elevation and garden of No. 1 Exmoor Drive, give rise to overlooking and loss of privacy for neighbouring occupiers, to the detriment of residential amenity. As such the proposal conflicts with saved Policies H16 and H18 of the Worthing Local Plan 2003 and saved Policy DEV1 of the West Sussex Structure Plan 2001-2016.

REASONS FOR RECOMMENDATION:

The proposal does not accord with the Development Plan.

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

DELEGATED

Case Officer sign..... [redacted] .....Date...11/7/08.....

Authorising Officer sign..... [redacted] ...Date...11 July.....