DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/10/0832/FULL 9 Goring Way

DATE OF SITE VISIT: 7 December 2010

NEIGHBOURS CHECKED : Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The site relates to a two storey semi detached house located on the southern side of Goring Road, set back from the main road frontage and accessed by a separate access road. This is a predominantly residential area generally comprising of a mix of dwelling types and designs with those properties in the immediate vicinity of the site matching No.9.

There is an existing garage and car port to the side and rear of No.9, matching and connected to the garage and carport of No. 7 to the immediate east.

PROPOSAL:

Permission is sought for the construction of a single storey extension to the rear and side of the property to replace and extend the existing garage and car port. The extension would extend 5.85 metres beyond the rear wall of the existing house, set approximately 4.1 metres from the western boundary and attaching to the neighbours garage on the eastern side. The proposed garage would replace the existing car port structure, infilling the eastern side wall in brickwork and extending forward (north) by 1.6m.

As originally submitted a 1.8 metre high close boarded fence was proposed to the front and side boundaries but this has since been deleted from the application. The drawings indicate a 0.450m high wall which would constitute 'permitted development'.

A new hardstanding is proposed within the front garden area, served by the existing access and concrete drive. The revised drawing showing the construction of the hardstanding consisting of MOD overlaid with weed barrier and gravel.

RELEVANT PLANNING HISTORY:

None relevant

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policy BE1, H16 and H18
South East Plan policies BE1 and CC6
Submission Core Strategy policy 16

PPS1: Delivering Sustainable Development

REPRESENTATIONS:

The occupier of No. 7 has withdrawn an earlier objection.

The occupier of No.11 objects to the proposed fence or any other physical barrier on the front and west side boundary which would be contrary to the Deeds. [The low wall indicated on the drawing would constitute 'permitted development' and does not form part of this application. In any event the legal covenant contained within the Deeds is not a planning matter.]

RELEVANT CONSULTATION RESPONSES :

Environmental Health raise no objection subject to the following condition:

'If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.'

PLANNING ASSESSMENT:

The determining issues relate to the impact on the amenity of neighbouring occupiers and design and impact on the visual amenities of the site and surroundings.

In terms of visual amenity, the applicant has amended proposals for the front driveway to include an area of planting to soften the appearance of the new hardstanding. Whilst the introduction of a garage structure in the position proposed would be more prominent than the existing garage structure, the scale of the garage building is in keeping, replacing the existing car port and set back from the front of the house by 1 metre. The extension would be in keeping with the general scale and proportions of the recipient building and although the rear extension is relatively large, would not be readily visible in the streetscene. Matching materials would ensure the extension blends well with the existing building.

In terms of residential amenity, the impact on the occupiers of No. 7 to the east is limited given the presence of the existing car port and garage structure and the proximity of the neighbours own garage and car port. To the west, the main impact would be from the rear extension but although this is fairly deep, extending approximately 5.8 metres from the rear wall, the limited height and separation from the boundary is sufficient to avoid any significant impact in terms of loss of light, outlook or privacy.

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.

RECOMMENDATION:

Grant Planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of (specify 5 years or 3 years) from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:- drawings AB1/3 Location Plan, AB1/1 and AB1/2 Revision D.

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials and finishes of the external walls of the extension and garage hereby permitted shall, prior to commencement of their use, be completed to match those of the existing building unless otherwise approved in writing by the local planning authority.

   Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the east wall of the garage without the prior permission of the Local Planning Authority on an application in that behalf.

   Reason: To prevent overlooking and to comply with saved Policy H18 of the Worthing Local Plan.

5. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall

be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.'
Reason: In the interests of environmental protection and public safety and to comply with 'Planning and Pollution Control: PPS23'.

Informative: The applicant is reminded of the need to comply with the requirements of the Party Wall etc Act 1996 prior to the commencement of the development.

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), the South East Plan (CC1, CC6, BE1) or Submission Core Strategy (Policy 16).

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

DELEGATED

Case Officer sign..... Date 8.4.11

Authorising Officer sign..... Date 8/4/11