DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

WB/09/0804/FULL

16 Woodland Avenue
Worthing
West Sussex

DESCRIPTION OF DEVELOPMENT

Replacement of existing flat roof with a pitched roof. (16/16A Woodland Avenue). This entails building a hipped roof to align with the main ridge (6.3 metres) and eaves 2.8 metres) and following the angle of the pitch of the roof at the front over the side extension and creating a connected hipped roof also at the back but with a slightly lower ridge (5.2 metres) . Materials are to match the existing (plain tiles and rendered walls. There are no openings in the roof and no stairs access is show to the loft . The agent explains the proposal is to improve the maintenance and waterproofing of the building.

NEIGHBOURS CHECKED : Y / ~~N~~

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

SITE AND SURROUNDINGS:

The site is located in the residential suburb of High Salvington on the fringe of the urban area and sits on the lower slopes of the Downs.

The application site has now been split from the new bungalow (16B) built in the rear part of back garden.

No16/16A has a large hipped roof, which is tiled, and has two flat roof dormers on the rear roof slope and a single pitched roof dormer on the front roof slope. The walls of the property are finished in painted render. The property has existing single storey extensions to the side and rear (late 1970s), a front porch (c.1960) and a garage to the west side and is set well back from the frontage. The extensions on the east side are used by a member of the family, following grant of planning permissions in 1977 and 1978 for use by elderly relatives (1214/77 and 388/78), albeit 1214/77 was on a personal basis for a person no longer resident at the bungalow but no record of the decision for 388/78 exists. The annexe contains a bedroom, lounge and small kitchen and bathroom but is internally linked to the main bungalow by a connecting corridor through to the lounge. It has its own front door onto the forecourt and apparent dedicated car parking space in front. It also benefits from a dedicated back garden to

which it has direct access and which is fenced off from the main bungalow by a substantial panel fence.

This property is set well back from the highway on a common building line. The front garden is attractively landscaped with concealed parking available for two or more cars, hidden from view by an evergreen hedge along the public footway. There are two vehicular access points to the east and west sides of the frontage, leading to a U-shape in-out driveway

No16's original long (45 metres) and reasonably wide (23.5 metres) rear has now been subdivided to accommodate the new bungalow. The bungalow was completed last year (under WB/08/539/FULL) and stands to the west of No 16.

RELEVANT PLANNING HISTORY:

Application Number	Development Description	Decision	Decision Date	Appeal Decision	Appeal Decision Date
06/0972/TPO	Application for consent under Worthing Tree Preservation Order No. 23 of 2004 to crown lift to 7 metres; reduce branches on south side, close to No. 18 Woodland Avenue by up to 1 metre to growth points; and remove low branches on south eastern corner of crown overhanging garage and garden of No. 16 Woodland Avenue, to the bole, of one Eucalyptus (T5).	GRANT CONDITIONAL CONSENT	02-10-2006		
08/0039/FULL	Construction of one x two bedroom bungalow in rear garden.	GRANT CONDITIONAL CONSENT	04-03-2008		
08/0539/FULL	Construction of one three bedroom bungalow in rear garden of 16 Woodland Avenue.	GRANT CONDITIONAL CONSENT	27-04-2009		
09/0368/FULL	Construction of a three bedroom detached bungalow and garage on land rear of 16 Woodland Avenue. Revised drawings of roof ridge of bungalow lowered and new windows inserted on west elevation and alterations to east elevation windows (obscure glazed).	GRANTED			
1012/76	CONSTRUCTION OF 2 DORMER WINDOWS IN ROOF SPACE ON NORTH ELEVATION (PERMITTED DEVELOPMENT). 16 WOODLAND AVENUE	WITHDRAWN			
1079/77	ERECTION OF SINGLE-STOREY EXTENSION AT SIDE AND REAR TO PROVIDE SEPARATE UNIT OF ACCOMMODATION FOR RELATIVES. 16 WOODLAND AVENUE	WITHDRAWN			
1214/77	ERECTION OF 2 SINGLE-STOREY	APPROVED	24-01-1978		

	EXTENSIONS AT SIDE AND REAR TO PROVIDE ADDITIONAL ACCOMMODATION FOR ELDERLY RELATIVES. 16 WOODLAND AVENUE	WITH CONDITIONS	
388/78	REVISED PROPOSALS FOR ERECTION OF 2 SINGLE-STOREY EXTENSIONS AT SIDE AND REAR TO PROVIDE ACCOMMODATION FOR ELDERLY RELATIVES SHOWING AMENDED ELEVATIONS (WB/1214/77 REFERS). 16 WOODLAND AVENUE	APPROVED WITH CONDITIONS	09-05-1978
389/78	ERECTION OF GARAGE AT SIDE. 16 WOODLAND AVENUE	APPROVED WITH CONDITIONS	09-05-1978
554/60	ERECTION OF FRONT ENTRANCE PORCH AND GARDEN SHED AT REAR. 16 WOODLAND AVENUE	REFUSED	05-07-1960
595/60	REVISED FOR ERECTION OF FRONT ENTRANCE PORCH AND GARDEN SHED AT REAR. 16 WOODLAND AVENUE	APPROVED	09-08-1960
90/0888	ERECTION OF A CAR PORT TO WEST OF EXISTING BUILDING AND RETROSPECTIVE CHANGE OF USE OF GARAGE/WORKSHOP TO STUDIO. 16 WOODLAND AVENUE.	APPROVED WITH CONDITIONS	26-11-1990
94/0485	RETROSPECTIVE APPLICATION FOR USE OF DETACHED BUILDING AT REAR AS TEMPORARY RESIDENTIAL ACCOMMODATION : 16 WOODLAND AVENUE TEMPORARY CONSENT - 18 MONTHS ONLY - PERSONAL TO REV MCCLOUGHRY. *EXPIRY DATE 06/03/96*	APPROVED WITH CONDITIONS	06-09-1994

09/0368/FULL Construction of a three bedroom detached bungalow and garage on land rear of 16 Woodland Avenue. Revised drawings of roof ridge of bungalow lowered and new windows inserted on west elevation and alterations to east elevation windows (obscure glazed).	GRANT CONDITIONAL CONSENT	02-07-2009

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

Saved Worthing Local Plan Polices BE1, H18, TR9 and H16,
South East Plan Policies BE1, SCT1, T2, T4, SP3, CC1, H4, H5, SCT5
Planning Policy Statement: Delivering Sustainable Development
Planning Policy Statement 3: Housing
PPG13: transport

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 and use of 16B as a annexe
- Impact on the amenity of neighbours
- Impact on the integrity of the design of the property and character of the townscape.
- Impact on access and parking

Principle of development and use of 16B as annexe

More intensive residential use of urban land in the existing urban area, is supported in South East Plan policy and PPS3, subject to acceptable environmental and other impacts and no loss of greenfield land would occur.

The annexe was granted planning permission on a personal basis only for a Mr Robins who was the applicant and owner at that time in 1977. This person no longer lives in the house or owns the property and there is no record of the 1978 planning permission decision notice. Accordingly there is significant doubt as to whether the existing development enjoys the benefit of planning permission. The current application will serve to compound any such unauthorisation.

In these circumstances it would be appropriate to regularize the current use of the extension as annexe by imposing a condition restricting its use to an annexe; no use as independent dwelling and for the existing connecting internal corridor to be retained.

The applicant has agreed to this.

Impact on the amenity of neighbours

The new roof increases the bulk of the extension in relation to the neighbour to the east at No 14. However, given the shallow hip form and absence of any windows in the facing flank of the roof; the separation distance of some 2ms to the neighbour at No 14 to the east; substantial screening in between and the fact that the only window in the west flank elevation of No 14 serves a study/overspill bedroom, the impact on this neighbour is not unacceptable. The roof is remote form the new bungalow to the rear. Condition to prevent windows in the east flank are justified

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

The new roof harmonises with the parent original bungalow and integrates the existing extension which currently appears as anomalous poorly integrated element in the composition and complements the townscape .

Parking access

This is unaffected.

RECOMMENDATION:

Grant Permission subject to conditions on time, approved drawings; use restricted to annexe; and facing materials to match those of the parent bungalow including bonnet tiles on hips and no windows in the east elevation of roof boundary.

REASONS FOR RECOMMENDATION:

The principle of development has been established previously and accords with policy and the proposal is not materially different in key respects from previously approved schemes. As such it is acceptable in visual and neighbour amenity terms and parking and access and accords with the relevant policies of the Development Plan and national policy.

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

DELEGATED

Case Officer sign..... Date 7.4.11

Authorising Officer sign..... Date 8.4.11