DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/11/0256/FULL – 12 First Avenue

DATE OF SITE VISIT: 27/05/11

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The site is on a quiet residential street, the immediate section of which is characterised by large detached two-storey domestic properties set back from the street. The busy A27 runs east-west to the south.

The application property is a substantial two storey building with rooms in the roof, with a modern mock-Tudor finish to the upper floor. It has been extensively extended over time via single storey side extensions. The rear garden is laid out in a formal design.

The property to the south (No. 10) has windows at first floor and roof lights, which face the application property. These are clear glazed and one is of size likely to serve a habitable room. There are also windows at ground floor but these are largely screened by boundary treatment.

PROPOSAL:

The development sought for has been advertised as removal of existing conservatory and erection of two and single storey rear extension

The proposal consists of:

- Two storey hipped roof rear extension dropping to single storey to measure (at max) approx; 4.9 metres in height, 10.4 metres in width, 5 metres in depth

RELEVANT PLANNING HISTORY:

02/01034/FULL
Extension and alterations to existing garage to provide breakfast room/dining room, single storey double garage to south elevation, dormer roof extensions on rear (east elevation) and north elevation, together with new rear conservatory
Granted conditional consent 05-11-2002

02/01384/FULL
Revised proposals for extensions and alterations to dwelling including granny annexe (Planning Permission WB/02/01034/FULL dated 5th November 2002 refers)
Granted condition consent 04-02-2003

RELEVANT PLANNING POLICIES:

South East Plan
CC1, CC6, BE1

Worthing Core Strategy
16

Worthing Local Plan 2003
H16, H18

Government Advice
PPS1

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

Borough Environmental Health response:

Add precautionary condition (contaminated land) as extension of vulnerable use

PLANNING ASSESSMENT:

Introduction

The principle planning concerns with this development is its impact visually and upon neighbours.

The site is not identified as one at risk from contamination, so an informative is sufficient is make the applicant aware of the potential contamination risk.

Visual

The development's overall design and style closely follows the modern design of the host dwelling with some contemporary aspects, so it is well integrated architecturally. The development would be hardly visible from public vantage point, so the character and appearance of the street remains unaffected.

For these reasons, there is not sufficient justification to withhold permission on visual grounds alone.

Neighbours

The neighbours principally affected by the development are those either to side; Nos. 10 and 14 (the extension is remote from the remainder).

Neighbour to north

There is substantial distance retained between the two-storey extension flank and the boundary with this neighbour, and more distance still to the neighbouring dwellinghouse itself. Further, the development closest to the boundary would be largely hidden behind the application property.

A little overlooking would arise from the first floor window in the two-storey extension flank. But its design is top hung and can be made obscure glazed. So any loss of privacy onto the neighbour would not be invasive.

All this circumstance is sufficient to ensure any impact upon this neighbour would be marginal, and within acceptable tolerance.

Neighbour to south

The new extension would bring a good deal of built form closer to the shared boundary with this neighbour. Some reduced outlook and sense of encroachment, together with a degree of overshadowing, would occur to the neighbour's windows, and to a lesser extent the roof lights, all of which face onto the application site

However there is good distance retained between the flank of the proposed two-storey extension and the neighbouring dwellinghouse (some 8 metres). Such circumstance ensures the severity of any overbearing and overshadowing onto the neighbour's internal living space is much reduced. Moreover the neighbour's garden is large, so there is opportunity to 'escape' any arising sense of enclosure. So the impact would not be of an unacceptable nature.

The absence of windows in the development's flank negates direct overlooking with views arising from its rear windows oblique in nature. The potential for mutual overlooking between the neighbours roof lights and those on the new extension could be resolved by obscuring the extension's roof lights. Therefore intrusive loss of privacy would not occur.

Conclusion

For the above reasons the proposal would not have an unacceptable impact.

RECOMMENDATION:

Approve subject to:-

1. Standard time limit
2. Plans as approved
3. Materials and finishes to match existing
4. Notwithstanding "pd" no windows in either flank facing adjoining neighbour
5. Roof lights in extension obscure glazed
6. First floor window in extension flank obscure and top hung

+ Precautionary contamination informative

REASONS FOR RECOMMENDATION:

The proposal complies with relevant Development Plan policies.

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.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

N/A

DELEGATED

Case Officer
Sign..... [redacted] .....Date..... 9/6/11

Authorising Officer
Sign..... [redacted] .....Date..... 9 6 11