Expiry: 4/8

Development Control – Delegated Officer Report

Application Number: AWDM/0811/23 Recommendation: Approve

Site: 37 Richmond Road, Worthing

Proposal: Front elevation lighting.

Date of site visit: 18/10

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

The site is on the south side of Richmond Road opposite the law courts. It is an imposing detached two storey red brick Victorian building with decorative stone banding, a central gable feature and differing sized wings either side. It sits in a tight plot with only small areas of yard on three sides. On the north it abuts the pavement edge. The building is not listed but is identified as a Local Interest Building in the Local Plan. It is also within the Chapel Road conservation area. On its east and west boundaries are the rear gardens of residential properties in Grafton Road and Portland Road. Its southern boundary is shared with a day nursery on Grosvenor Road.

Planning permission was granted last November to convert this building into a 9 bed hotel. Works have commenced.

Proposal

Permission is sought to provide lighting to the building along with two illuminated signs to be dealt with under AWDM/0812/23. Uplighters x 4, 210mm x 100mm x 60mm are proposed below first floor cill level along with two lantern lights, one to each entrance door are proposed, 220mm x 270mm x 150mm. All will have a brass finish.

Relevant Planning History:

AWDM/0812/23 - Installation of one internally illuminated fascia sign and one internally illuminated protruding sign. Pending

AWDM/0408/23 - Proposed addition of one new window and replacement of existing timber door to a new timber-framed window, both to the rear (South) elevation. Granted 10.5.23

AWDM/1473/22 - Change of use to provide 9x guest accommodation rooms with related facilities (Use Class C1). Granted 29.11.22

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Consultations:

Conservation Architect: No objection.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan 2020-2036, SP1, DM5, DM23 and DM24
DM24 (The Historic Environment)
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance

Planning Assessment

The key considerations in this case are: impacts on the appearance of the building and the wider conservation area and any impacts on neighbour amenity.

Heritage/Visual Amenity

The lighting is an acceptable addition to this repurposed building and will support the use as a small hotel, which is under construction. It will preserve the appearance of the conservation area.

Residential Amenity

No residential neighbours will be affected by this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: MOK Date: 18/7/23

Expiry: 4/8

Authorised by: Jo Morin Date: 19.07.2023