DELEGATED APPLICATIONS — ASSESSMENT SHEET

APPLICATION No./ADDRESS

WB/07/1381/FULL – Flat 3, 21 St. Michaels Road

DATE INSPECTED

3rd January 2008

SITE AND SURROUNDINGS

Western half of a pair of two-storey semi-detached properties, divided into four flats, with a two-storey rear extension. Site is located on the south side of St. Michaels Road, to the west of Manor Road, and just ***outside*** the Heene Conservation Area.

RELEVANT PLANNING HISTORY

1974 – Permission granted for two-storey rear extension in connection with conversion of property into 4 flats (WB/1129/74)
1975 – Permission granted for revised two-storey rear extension in connection with conversion of property to 4 flats (WB/198/75)

RELEVANT PLANNING POLICIES

Saved West Sussex Structure Plan 2001 – 2016: CH1; DEV1
Saved Worthing Local Plan 2003: BE1; H16

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES

The Assistant Director (Health & Housing Services) raises no objections.

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, is approved, would have some impact on the neighbouring properties. However, it is considered that the level of development or tree work involved 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 in relation to Article 8 and Article 1, respectively.

PROPOSAL AND PLANNING ASSESSMENT

(See also application WB/07/1380/FULL).

Permission is sought to install double glazed white PVCu replacement windows to the REAR FIRST FLOOR FLAT at this converted residential property.

The existing windows are casement windows, which affect the west (side) and rear elevations of the building. Only the side windows would be visible from St. Michaels Road. [The same considerations applied to application WB/07/1380/FULL]

No. 21 St. Michaels Road, adjoining to the east, already has similar replacement windows, in white PVCu, including a two-storey rear extension, but these are unauthorised.

The proposed first floor side windows, in my opinion, being only obliquely visible from St. Michaels Road, would not significantly alter the design or appearance of the building. The rear windows would not be visible at all from the road. They would provide a reasonable match to the existing original casement windows, and would not detract from the appearance of the property or the area, including the nearby Conservation Area. The application is therefore considered to be acceptable under the above policies; and permission should be granted.

RECOMMENDATION

Grant permission, subject to:

1. C1ARev – Standard revised time limit, 3 years

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

REASONS FOR THE RECOMMENDATION:

Accords with the relevant policies of the West Sussex Structure Plan and the Worthing Local Plan

DELEGATED

Case Officer Sign.. [redacted] Date: 3rd January 2008

Authorising Officer S[redacted] Date: 4/1/08