Expiry: 17/11

Development Control – Delegated Officer Report

Application Number: AWDM/1629/23 Recommendation: Approve

Site: 8-10 Gratwicke Road, Worthing

Proposal: Replacement windows and entrance doors, alteration of rear window and door openings, demolition of rear lean-to extensions, removal of chimney stack and replacement of mansard roof, replacement of 2no. dormers, creation of 1no. new dormer, new boundary wall. Resubmission of consented application AWDM/1324/23 with amendments to rear dormers.

Date of site visit: 24/10

Neighbours checked: y + SN

Additional neighbour notifications: n

Site and Surroundings

This application relates to a mid terraced double fronted retail premises with two floors of residential above on the east side of Gratwicke Road close to the junction with Montague Street. This is a mixed residential/commercial area.

The retail units are vacant but were last in use as a bookshop. They form part of a secondary frontage in the Town Centre. They are also in the Montague Street conservation area and identified as Local Interest Buildings. They are not statutorily listed.

The retail units are linked internally with an opening in the dividing wall of the front rooms. No. 8 has a mansard roof with front and rear dormer windows and is the end of the terrace 2-8. It has a 2 bedroom flat over two floors. No. 10 is fully three storeys and begins a three storey terrace of 8 properties than ends at No. 24. It includes a two bedroom flat but over 3 floors with the kitchen for No. 10 at rear ground floor level.

The properties are rendered and painted. The mansard roof is slate tiled with timber framed dormers. Windows are non-original metal framed leaded casements with some timber casements at the rear and only one timber sliding sash window at the rear.

There is currently a shared yard with a single gate allowing alleyway access to Montague Street.

Proposal

Planning permission was granted last year for the works now proposed with the exception of the two rear dormers which are proposed to be widened under this proposal.

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Relevant Planning History:

AWDM/1324/23 – Replacement windows and entrance doors, alteration of rear window and door openings, demolition of rear lean-to extensions and replacement of mansard roof, replacement of 2no. dormers, creation of 1no. new rear dormer, new boundary wall. Granted 17.11.23

AWDM/1263/23 - Section 211 Notice under the Town and Country Planning Act 1990 to fell one Elderberry tree in the Montague Street Conservation Area. Granted 19.10.23

Consultations:

Worthing Society: No objection to the amendments shown in the re-submitted plans.

Environmental Health: No objection.

Southern Water: Application for connection required. Surface should discharge in accordance with H3 of the Building Regs. Public sewer may be crossing the site.

Representations:

17 neighbours: No response

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM16, DM22, DM23, DM24
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
Montague Street Conservation Area Appraisal

Planning Assessment

The principle of improving and upgrading this building in the town centre is acceptable. The main considerations in this case are limited to what the impacts the widening of two rear dormers will have on the character and appearance of the conservation area and any neighbour impacts.

Heritage/Conservation

Last year's permission allowed for the replacement of an existing rear dormer with a larger dormer and a matching additional dormer to be built alongside. In this revised proposal both rear dormers are to be widened by 400mm to 1.8 metres with a consequent increase in the ridge height of their pitched roofs. The position of the bottom of the dormers remains as approved.

It is not considered that this increase in scale will lead to harm. The character and appearance of the conservation area is preserved.

Visual Amenity

The two dormers remain pitched roofed with evident room around them. They will not cause significant harm to visual amenity.

Residential Amenity

The additional widened rear dormer will not lead to any significant harm to neighbours.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as per revised drawings inc. natural slate for the mansard and Heritage Rose sash front window

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.
2. SW connection
3. SW - Public sewer

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

Case Officer: MOK Date: 16/1/24mokeeffe

Authorised by: Jo Morin Date: 16.01.2024