DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/11/0100/FULL – Flat 1 5 Cowper Road

DATE OF SITE VISIT: 06/03/11

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application site is on a busy residential approach road into town, which carries traffic west-to-east into the town centre. Surrounding buildings are late Victorian and early Edwardian.

The application property is a substantial late Edwardian two-storey property, which has been sub-dived into self contained flats.

PROPOSAL:

The development sought for has been advertised as external alterations to the rear elevation in connection with the conversion of external stores into habitable accommodation

Planning permission is sought for:

- Brick infill and timber sash ground floor window in lieu of three door store area at rear of existing building

RELEVANT PLANNING HISTORY:

None

RELEVANT PLANNING POLICIES:

South East Plan 2009
BE1, BE6, CC6, CC1

Worthing Core Strategy
16

Worthing Local Plan 2003
BE1, H16, H18

National Advice
PPS1, PPS5

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

Conservation Area Advisory Committee, content of which is summarised below:

No objection except concern regarding material for new window

Borough Environmental Health requests the precautionary contamination condition be applied

PLANNING ASSESSMENT:

Introduction

The principle planning concerns with this development are its visual impact, and upon the Conservation Area (Cowper Road)

Although Environmental Health have requested the precautionary contamination condition be imposed, in this instance ground works are minimal so an informative is sufficient to raise the applicant's awareness.

Visual and Local List Building

The existing store doors do little to contribute to the architectural and historic interest of the local list building, so their removal would not diminish its value.

The new window is of a size, design, and method opening that is sufficiently in keeping with the rest of the fenestration on the building to avoid being incongruous or to the detriment of the value of the host building.

Conservation Area

The applicant has agreed that the window be of vertical sliding sash timber as opposed to the original plastic material. The window is not visible from public vantage point, which is appropriate so the character and appearance of the surrounding Conservation Area would be preserved.

Conclusion

For the reasons already detailed above there is no justification to resist the application.

RECOMMENDATION:

Approved, subject to the following conditions:

1. Standard time limit
2. Plans approved
3. New window shall be of vertical sliding sash timber
4. Infill brick work to match existing as closely as possible

+ 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..... 14/4/11.....

Authorising Officer
Sign..... [redacted] ..Date..... 19 4 11.....