Expiry Date - 25/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0683/24 Recommendation – APPROVE

Site: 291 Tarring Road Worthing West Sussex BN11 5JG

Proposal: Replacement of all existing windows, forming new window and door openings.

Date of site visit: 01/07/2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located to the south side of Tarring Road within a mixed-use area. The property comprises a dethatched two-storey commercial building which is understood to have a lawful Class E use (formerly B1). The building is served by two accesses off Tarring Road which run either side of Worthing Brethren Meeting House (No. 293), which is a detached building situated between the application building and Tarring Road. The application building is therefore set a good distance back from the street scene with hardstanding extending from the front forming a U-shape. The property is secured by two sets of wrought iron gates, one of which fronts Tarring Road and the other projects from the application building to connect the mono-pitched outbuilding to the rear of Worthing Brethren Meeting House.

The application building comprises predominantly brick elevations, a slate tiled hipped roof, and predominantly white painted timber windows, with an anomaly white UPVC window to first-floor. Whilst the building appeared to be vacant/ underutilised and tired looking at time of site visit, it has a traditional character which is expressed in the main through its distinctive large original timber windows to the façade. The building exhibits a single-storey flat roof porch-like projection to the easterly side of the façade which appears to serve the front access door. A second access door is located to the westerly side of the façade.

The immediate surrounding area is mixed-use with both commercial and residential properties co-existing; flats belonging to Montague House and Cedar Court are located to the east and west respectively and to the front (north) and rear (south) are buildings used for religious purposes.

The subject of this application is the fenestration to the building. This is mostly located to the façade but also includes the single ground-floor window to the side (east) elevation of the building and the side (west) facing window to the aforementioned single-storey flat roof porch-like projection. The existing white painted timber windows/ UPVC windows and doors are proposed to be

substituted with white UPVC replacements. The works would include the blocking-up/ part blocking-up of existing windows, the insertion of a window into a new opening adjacent the westerly door at ground-floor, and the insertion of a new door to replace a window to the centre of the ground-floor.

The building is not listed nor located within a Conservation Area.

Relevant Planning History:

Approvals at the application property for:

- **WB/068/78** – Use as a garden centre for display and sale of garden sundries, decision issued 14 Feb 1978. Subsequent details application under WB/0557/78 and continued use as such under WB/0104/81.
- **WB/0376/87** – Change of use to overnight parking facility for four vehicles and provision of portable building for office accommodation, decision issued 26 May 1987.
- **93/05759/FULL** - Formation of a vehicular access onto a classified road, decision issued 30 Nov 1993.
- **94/05759/FULL** - Provision of through drive to tarring road and vehicular parking, decision issued 20 Apr 1994.
- **10/0573/FULL** - Change of use of premises to class D2, for use as a Performing Arts Centre, decision issued 24 Sep 2010 (previous refusal under 09/0905/FULL).
- **11/0105/CLE** - Application for Lawful Development Certificate for existing use of the building as offices and light industrial workshop within Class B1 (a) and (c) with ancillary parking and access/egress onto Tarring Road, decision issued 07 Apr 2011.

Refusal at the application property for:

- **WB/0590/89** – Outline application for the erection of a permanent building for use as Class A1 or B1, decision issued 18 July 1989.
- **AWDM/0066/16** - Change of use from Use Class B1 (business) to Use Class C3 (dwellings) with associated extension, alterations and landscaping to provide 3no. studio flats and 2no. two-bedroom maisonettes. decision issued 09 May 2016.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance

Worthing Local Plan (2023) 2020-2036

SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to commercial buildings within the built-up area. The key considerations for this planning application are the effects on the visual and residential amenities of the locality.

Visual Amenity

As previously mentioned, the building has a distinctive character owing to the original design and style of the white painted timber windows which form a sizeable proportion of the building's façade. The proposed alterations, which would replace the existing fenestration in its entirety, would strip the building of its traditional appearance and represent an alternative and domestic aesthetic consisting of modern white UPVC casements and doors. The proposed replacement fenestration would result in a heavier massing of the building by virtue of their generally reduced sizing and the subsequent infill brickwork. Notwithstanding, the diminish of the buildings traditional character and the changes to its aesthetic are not considered to be so significant to warrant refusal on these grounds; the proposal seeks to modernise the building with a window style/ material which is commonly used for replacements to buildings in this context, the replacements would be reasonably reflective of the original proportions of the fenestration, and the building is set back a significant distance from the street scene (approximately 35m from Tarring Road to the north and 20m from Grand Avenue to the east) such that it would not result in an overwhelming or intrusive impact on visual amenity.

The replacement windows would not be materially harmful to the character of the building or surrounding area. The proposal is considered acceptable on visual amenity grounds.

Residential Amenity

There would be no material planning issues in relation to residential amenity as the application is for replacement windows to positions where they already exist and no internal alterations are proposed. The applicant has provided amendments showing the replacement window to the ground-floor side (east) elevation as fixed shut following the Council's concerns that this may overhang the property's boundary and subsequently affect the existing parking situation at the adjacent parking space which is allocated to a flat within Montague House.

There would be no impact on the living conditions of surrounding neighbours as a result of the proposal.

Other

Some added weight can be given to the increased thermal efficiency of the building as a result of the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Fixed Shut Window East Elevation

Informatives

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: Jason Albon Date: 23.07.2024

Authorised by: Louise Prew Date: 25/07/2024