DELEGATED APPLICATIONS — ASSESSMENT SHEET

APPLICATION No. ADDRESS — DATE INSPECTED

WB/07/1317/FULL – Nos. 8/10 Montague Street — 5th December 2007

THE PROPOSAL AND THE SITE

Nos. 8/10 Montague Street is a three-storey mid-terrace building. It comprises a vacant ground floor shop unit with two floors of part residential and part ancillary storage above, with a separate ancillary store and office to the rear. The premises are in a poor state of repair due to ingress of dampness, poor insulation and neglect and are in urgent need of renovation and repair before they may be reoccupied.

The property lies within the South Street Conservation Area. It is situated on the north side of Montague Street a short distance west of its junction with South Street. It is enclosed on all sides and to the rear by established buildings in South Street, Montague Street and the Montague Centre. The rear of the building is not visible from any street.

Permission is sought to convert and extend the property at upper level to provide two self-contained flats. The extension would infill a small void between two existing elements at second floor level, and would link to the existing first floor accommodation and staircase. It would be flat-roofed with slate-hung, slightly mansarded, walls to match the existing building. Access to the flats would be via a new internal staircase and entrance door off Montague Street, which would be separated from, slightly reducing the width of, the ground floor shop.

A new shop front and fascia are proposed in connection with the use of the ground floor shop and the rear building, which are linked, as a hairdressing salon.

The application is accompanied by an Access and Design Statement, which explains the benefits of the scheme to the area, in retailing, residential and design terms.

RELEVANT PLANNING HISTORY

1972 – Permission granted for alterations and erection of extension at rear to enclose new staircase in connection with use of first floor for storage in connection with existing shop on ground floor (WB/36/72)

1994 – Permission granted for a new shop front (WB/03/0894)

RELEVANT PLANNING POLICIES

Saved West Sussex Structure Plan 2001 – 2016: Policy ERA 1; DEV1; CH4

Saved Worthing Local Plan 2003: BE1; H16; H18

REPRESENTATIONS

The Highway Authority raises no highway objections, subject to the provision of covered cycle parking to serve the flats, in this sustainable town centre location.

The Assistant Director (Health & Housing Services) raises no objections, subject to adequate dustbin storage provision being made within the site to serve the two flats.

The Conservation Area Advisory Committee comments:

"There is no objection in principle to the proposed alterations and extension to the building, which it is considered, will be improved considerably. With regard to the new shop front in Montague Street, the Committee would like more information showing details of the materials to be used and appearance."

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 the level of development proposed 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.

PLANNING ASSESSMENT

Under the above policies, improvements, alterations and new shop fronts to existing retail premises in the town centre and in Conservation Areas, with improvements and extensions to residential premises on the uppers floors of shops, are acceptable in principle, providing they respect, and do not damage, any historic or architectural features of merit in the building and, further, make a positive visual contribution to the character and appearance of the Conservation Area. They must also not impact upon the amenities or living conditions of any neighbouring occupiers. In terms of car parking and cycle parking, adequate provision for either should be provided within the site, if the car parking shortfall arising from the proposal warrants it.

This is a welcome proposal in principle, with the exception of the proposed shop front, which will require amendment before this element may be approved. [This can be controlled by condition, if permission is granted].

The scheme would benefit the area, in that it would...

- allow for a much improved retail use on the ground floor, which would enhance its retailing contribution within this Primary Shopping area.
- improve the quality and range of residential accommodation in the town centre, which is generally in short supply, and make good use of the available upper floor space, which is at present under-utilised and in a poor state of repair
- relate sympathetically, in scale, siting and detailing, to the existing predominant characteristics of the building and the surrounding area, thus enhancing the character appearance of the Conservation Area
- allow for the installation of a much more traditional shop front, replacing the existing shop front [for which permission was granted in 1994], which, again, would make a positive contribution to the character and appearance of the South Street Conservation Area, subject to revised plans being agreed before works commence.
- and, also, allow for the general enhancement of the building, including the restoration of its roof, external walls and painted timber casement windows.

The proposed extension, which would be flat-roofed and slate-hung, would infill between two existing second floor elements. Provided that this is completed to match the existing building, this will respect the scale and historic character of the building. This can be controlled by attaching a suitable condition to the permission. Further, the extension would not result in any loss of amenity to neighbouring properties, which have non-residential elements adjacent to the site.

As regards the shop front and alterations to the front elevation, the proposed design of the shop front and fascia in my view, requires amendment to include a plinth [of polished granite, or similar, below the shop windows and returning into the lobby], in order to give the shop front better proportions and detailing and a recognisable 'domestic' character, particularly with the introduction of a new door to the right-hand side, mirroring the left-hand one and retaining domestic-sized windows above.

Subject to a condition (Condition 2) requiring revised details of the replacement shop front and the alterations to the front elevation to be agreed in writing with the LPA, and subject to three other conditions requiring the external materials and finishes to be used to be agreed with the LPA before works commence, the application is considered to be acceptable.

Any revised shop front details submitted pursuant to Condition 2 would be referred to the Conservation Advisory Committee for its comments/observations, before being agreed and the condition being discharged.

Finally, refuse storage facility, with provision for recyclable materials, should be provided within the curtilage of the site to serve the approved flats, in accordance with details to be agreed with the LPA, in the interests of visual amenity.

RECOMMENDATION

Grant permission, subject to:

1. C1ARev. Standard revised time limit – 3 years

2. No permission is hereby granted for the replacement shop front and alterations to the front elevation as shown on the submitted plans. Before works commence, revised details relating to the design of the new shop front and alterations to the front elevation of the building shall be submitted to and approved in writing by the LPA. Thereafter, the works shall be completed fully in accordance with the agreed details.

3. Materials/finishes for extension to be agreed with LPA before works commence - C9 (f)

4. All works of re-roofing, reinstatement, re-rendering or repair of the external walls, roof and windows of the existing building and outbuilding shall be completed to match the existing external features and finishes, unless otherwise agreed in writing with the LPA

5. Refuse bin stores, suitable for recyclable materials, to be provided to serve the flats in accordance with details to be agreed with LPA.

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

DELEGATED

Case Officer sign..... Date: 5th December 2007.....

Authorising Officer sign..... Date 10-12-07.....