DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/11/0034/FULL – 13 Station Parade Tarring Road

DATE OF SITE VISIT: 17/02/11

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

This application site is a commercial street near to the West Worthing train station crossing on Tarring Road. The character of the area becomes residential further west pass Grand Avenue.

The application property is a mid- terraced two-storey building. Commercial shop front premises occupy the ground floor. These are currently vacant. A residential flat occupies the first floor over.

PROPOSAL:

The development sought for has been advertised as provision of new recessed front entrance door for existing first floor flat

The proposal consists of:

- A recessed front entrance door way and alteration of existing shop front to facilitate this.

RELEVANT PLANNING HISTORY:

None

RELEVANT PLANNING POLICIES:

South East Plan
CC1, CC6, BE1, SP3, RE3, RE6, KT3.

Worthing Core Strategy
16

Worthing Local Plan 2003
BE1, H16, H18

Government Advice
PPS1, PPS3, PPS4

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None

PLANNING ASSESSMENT:

Introduction

The principle planning concerns with this proposal is its impact visually and upon the living conditions of the occupier of the existing first floor flat. Its impact upon the viability of the commercial unit is also another concern.

Visual

The present shop front is of a traditional style and design. It is well proportioned and sits comfortably on the building.

The alterations needed to form the new doorway would change the look of the shop front but enough of its original design and concept remain for it not appear unattractive. The materials and finishes to be used in the new doorway itself are appropriate. So too is the new door, which is an appropriately period style.

For these reasons, the development's visual impact is satisfactory and no unacceptable harm would arise from it.

Living conditions of flat occupier

The door way would provide independent access for the first floor flat. This would benefit the living conditions of the occupier of the flat as presently access is through the shop.

The creation of the independent access for the flat would enhance its value as family accommodation.

Viability of the premises

The creation of the independent access would take up some retail space. But the unit would remain a reasonably sized unit in terms of its floor space, and separate storage space remains available.

Indeed the new access may assist in attracting a commercial occupier for the currently vacant unit because the flat occupier would no longer have to gain access via the shop

Conclusion

For the reasons set out in the previous paragraphs, no materially harmful impact would arise from the development onto identified amenities.

Therefore permission should be granted.

RECOMMENDATION:

Approve, subject to the following conditions:

1. Standard time limit 3 year
2. Plans as approved
3. Making good of existing shop front to be undertaken in timber to match

4. New front entrance door to be in timber
5. Front and inside faces of recessed front entrance to be brickwork finished in render. Front face to match colour finish of stall riser of shop

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.....21/3/11.....

Authorising Officer
Sign..... [redacted] ...Date....21.3.11.....