DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/10/523/FULL Fairoak Court, High Street, West Tarring

DATE OF SITE VISIT: 15 September 2010

NEIGHBOURS CHECKED : Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application site relates to a purpose built two storey flat building located on the west side of High Street, just south of Rectory Road. This is one of four buildings making up Fairoak Court. This application relates to 11-14.

PROPOSAL:

Permission is sought for a steel frame to support the existing staircase at the rear of the building. The frame would be fixed to the outer edge of the stair beneath the concrete slab of the landing. The frame would be painted black.

RELEVANT PLANNING HISTORY:

None relevant

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policy BE1, H16 and H18
Submission Core Strategy policy 16
PPS1: Delivering Sustainable Development

REPRESENTATIONS & RELEVANT CONSULTATION RESPONSES :

None relevant

PLANNING ASSESSMENT:

Although the steel support would be located in view of ground floor windows, given its scale and distance from the building there would be no significant adverse impacts on neighbour amenity.

The applicant has agreed to colour the frame black to match the other elements on the building. On this basis there would be no significant impact on the visual amenities of the site or surroundings.

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 with regard to Article 8 and Article 1.

RECOMMENDATION:

Grant planning permission subject to the following conditions:

1. Standard time limit
2. The frame is to be painted black to match the staircase

REASONS FOR RECOMMENDATION:

The proposed development would not detract significantly from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Worthing Local Plan (BE1, H16, H18) and the Submission Core Strategy 2010 (policy 16).

The proposal accords with the relevant policies of the Development Plan.

Saved Worthing Local Plan Polices

Policy BE1, H16 and H18

Submission Core Strategy

Policy 16

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION? N

DELEGATED

Case Officer sign..... [redacted] .....Date.....28/9/10.....

Authorising Office sign..... [redacted] .....Date.....28.9.10.....