DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: 1 Hayton Court, Chestnut Walk (WB/11/0038/FULL)

DATE OF SITE VISIT: 15.3.11

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

PROPOSAL, SITE AND SURROUNDINGS:

The application property comprises a ground-floor flat within a part three, part 2-storey, purpose-built flat building dating from the late 1980s. The building occupies a corner plot having a dual frontage onto Yeoman Road and Chestnut Walk.

Permission is sought to replace 4 existing white-framed timber windows in white uPVC. Two windows (serving the lounge and bedroom) face onto Chestnut Walk, and the remaining 2 (serving the bathroom and kitchen) face onto the rear car park.

RELEVANT PLANNING HISTORY:

Flat 3 - Replacement uPVC windows approved April 2006 WB/06/0170/FULL
Flat 7 – Replacement uPVC windows approved July 2004 WB/04/0625/FULL
Flat 9 – Replacement uPVC windows approved July 2004 WB/04/0626/FULL
Flat 14 – Replacement uPVC windows approved Oct 2004 WB/04/01023/FULL

RELEVANT PLANNING POLICIES:

South East Plan: CC1, CC6, BE1

Saved Worthing Local Plan 2003: BE1, H16, H18 SPG 'Extending or Altering Your Home'

Submission Core Strategy: 16

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None.

PLANNING ASSESSMENT:

The main consideration in this case is the effect on the appearance of the building and the visual amenities of the surrounding area in general. There would be no adverse impact on the amenities of neighbouring properties.

A number of the original windows in this flat block have been replaced which has resulted in some variety in the pattern of opening and fixed windows, although this is barely perceptible and has not detracted from the overall appearance of the building. In this case, although the frames would be slightly thicker than the existing timber, the style of window and position of openers would match the existing arrangement, being very similar to those approved for Flat 7 (WB/04/0656/FULL), and is considered acceptable.

RECOMMENDATION:

Permit subject to:-

1. Standard time limit
2. Approved plans.

REASONS FOR RECOMMENDATION:

The proposed development would not detract 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), Submission Core Strategy policy 16 or the policies of the South East Plan (CC1, CC6, BE1).

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?

No

DELEGATED

Case Officer Sign..... Date 31·3·11

Authorising Officer Sign..... Date 4/4/11