Expiry: 1/6

Development Control – Delegated Officer Report

Application Number: AWDM/0495/23 Recommendation: Grant

Site: 6 Thorn Road, Worthing

Proposal: **Removal of front bay window and ground floor front extension with timber casement window and timber front door**

Date of site visit: 17/5

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to a mid-terraced three storey house on the east side of Thorn Road. It has a ground floor angled bay window under a flat roof canopy and similar clad bay windows above.

The property to the north, No. 8 has squared off the frontage, No. 4, to the south has a ground floor bay window.

It is in the Marine Parade and Hinterland conservation area but is not a listed building.

Proposal

Permission is sought to remove the ground floor bay and to bring the ground floor out and square it off under the existing overhang to enlarge the front living room. A large timber casement style window I proposed with a rendered and painted low wall below at the cill height of the existing bay window. A new 4 panel timber front door is also proposed.

Relevant Planning History: None.

Consultations:

Conservation Architect: No objection.

Worthing Society:

'Thank you for requesting our comments on the above-mentioned application which relates to a building in the Marine Place and Conservation Area.
We have noted that the proposal is to reinstate the original shopfront window using timber materials which will complement the character of the conservation area.
I am pleased to advise you, therefore, that we have no objection to this application.'

Representations:

7 Neighbours plus site notice: No responses

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
Marine Parade and Hinterland Conservation Area Appraisal

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on this heritage asset and on the wider Marine Parade and Hinterland conservation area as well as any residential amenity impacts.

Heritage

Originally built with a shop at ground floor the intention is to replace this unoriginal ground floor bay with a 'shopfront like' window and new timber front door.

A larger and more decorative front window is proposed than at No. 8. Both the new front door and window are timber and therefore sympathetic to the setting of the conservation area.

The proposal will preserve and even possibly enhance the appearance of the conservation area.

Residential Amenity

This application does not raise any neighbour amenity issues.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: MOK Date: 13/6/23

Authorised by: Jo Morin Date: 13.06.2023