DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0149/FULL 117 Brighton Road

DATE OF SITE VISIT: 4 May 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): Y

SITE AND SURROUNDINGS:

The subject site comprises a substantial Victorian House which has been converted to twelve (12) flats. The area within the vicinity is characterised by a variety of dwelling types including houses and flats with this building being located within a Victorian row of terraces.

PROPOSAL:

The application seeks to replace the existing timber framed sash windows with similarly styled uPVC windows. The replacement windows utilise the existing window openings to the front side and rear elevations.

Several other units within the terrace row have already had replacement windows of a similar style installed.

RELEVANT PLANNING HISTORY:

None relevant.

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policies BE1
Submission Core Strategy policy 16
PPS1: Delivering Sustainable Development

REPRESENTATIONS:

None relevant.

RELEVANT CONSULTATION RESPONSES:

None relevant.

PLANNING ASSESSMENT:

The application seeks approval for the replacement of the existing windows to the whole building. The proposal incorporates the re-use of existing window openings with similarly styled replacements of a general size and colour to match.

The replacement windows comprise the removal of existing timber sash windows and their replacement with white uPVC imitation sash windows. The building is an attractive and characterful building however the is not in a Conservation Area nor relates to a listed building. The building has already been subject to modification and the replacement windows are similar to those at other units in the locality.

Whilst the removal of the timber windows is unfortunate, the replacements are of a high standard with similarly sized glazing bars and feature sash horns. Given the site's location on the sea front, the benefits of providing improved thermal insulation and that the windows are a good imitation, located adjacent to equally good quality uPVC replacement sash windows along the remainder of the terrace it is not considered objection is warranted.

No new openings are proposed which could allow any material increase in overlooking towards neighbours.

In other regards the development is not considered to warrant objection and is recommended for approval.

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:

- Standard time limit
- Plans
- Detail of windows.

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) and the Submission Core Strategy (policy 16).

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

Saved Worthing Local Plan Polices

BE1

Submission Core Strategy

Policy 16

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

DELEGATED

Case Officer sign [redacted] Date 9/5/11

Authorising Officer sign [redacted] Date 10.5.11