DELEGATED APPLICATIONS ASSESSMENT SHEET

Application No: 11/0110/FULL	Recommendation – Approve Application
Site	228 Findon Road Worthing West Sussex
Proposal:	Installation of a new display window and extended fascia on north elevation of estate agent's office.

Date of Site Visit: 19th April 2011

Neighbours Checked: Y

Additional Neighbours Notified (List Addresses): N

SITE AND SURROUNDINGS & DETAILS OF PROPOSAL

The site comprises an estate agent on the east side of Findon Road at its junction with Cissbury Avenue and the northernmost building of a two-storey shopping parade with flats over (Kings Parade).

The existing shop front consists of two shop windows, one on each road frontage, with the shop entrance on the splayed corner of the building.

Permission is sought to insert an additional window and to extend the fascia to the shop front on the north elevation of the building fronting Cissbury Avenue.

The shop window would be 1.8 metres square. It would be constructed of burgundy red powder coated aluminium framing to match the existing shop windows and door. Both the existing and proposed shop windows would be framed on their eastern sides by cream painted rendered panels over the existing brick façade, leaving a 300 mm wide, full height 'column' of brickwork between them and a 250 mm high brick plinth below. The extended fascia would be 3 metres long by 550 mm high. The painted panels around the windows would extend from ground level to the underside of the fascia. These works would replace part of the existing blank brick wall of the building, on the ground floor part fronting Cissbury Avenue. The surrounding area is predominantly residential.

CONSULTATIONS AND REPRESENTATIONS

None

HUMAN RIGHTS

Article 8 of the First Protocol (Protection or Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that this 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.

PLANNING ASSESSMENT : POLICIES BE1, H18 - WORTHING LOCAL PLAN ('Saved' Policies) core strategy 16

Under the above policies, permission will normally be granted for alterations and ancillary works to commercial buildings, such as shops, estate agents etc. provided that they would reflect, and not materially harm, the predominant characteristics of the building concerned and the surrounding area, in terms of design, layout, construction, materials and detailing, and make a positive contribution to the appearance of the area.

The proposed additional window, extended fascia and ancillary works to the shop front at this site, in my opinion, would provide a sympathetic addition to the shopping parade and this building, and would enhance the appearance of the area, so long as the works are carried out strictly in accordance with the specification of design, materials and finishes shown on the revised plan, Drawing No. 1403 – 14 Revision B submitted on 27th April 2011. A suitable condition to this effect should be imposed on any permission granted.

These works would not have any adverse effect on any neighbouring or nearby residential properties.

Based on the revised plan, this application would accord with the above policies and is acceptable.

Conditional permission should be granted.

RECOMMENDATION

Approve, subject to the condition(s):

1. C1Ci – Standard full permission – 3 years
2. Permission relates to revised plan, Drawing Bo. 1403 – 14 Revision B submitted on 27th April 2011.

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, H18), Policy 16 of the Submission Core Strategy (April 2010) and the South East Plan (CC1, CC6, BE1).

Is recommendation contrary to letter (s) of representation?

(No) ~~Yes/NA~~

DELEGATED

Case Officer Sign..... [redacted] .....Date..13th May 2011.....

Authorising Officer Sign..... .....Date..16·5·11.....