DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 11/0036 – Methold House, North Street

DATE OF SITE VISIT: 27/4

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

This application relates to a two storey flat roofed 70's office building on the north side of North Street. Guild Care occupy most of the building but the WRVS are in the western end of the building. It is also possible to view the rear of the building from a footpath linking Chapel Road with Gordon Road through to Ashdown Road.

The building is not listed and is not within a conservation area.

PROPOSAL

Permission is sought to replace the double glazed white painted steel framed windows with white powder coated aluminium framed windows. The existing windows have blue cills, the new windows will have blue cills. In addition the bottom pane of most existing windows is either painted green or has an opaque adhesive, in the same green, applied to them. The proposed lower pane will no longer be glazed but will be an aluminium composite panel in the same green. The green and blue proposed are Guild Care colours.

RELEVANT PLANNING HISTORY:

87/1123 – Erection of new porch screen to line of existing canopy. Granted 23.11.87

87/586 – New window in first floor of north elevation. Granted 29.6.87

86/392 – Installation of two windows on south elevation at first floor. Granted 27.5.86

72/1473 - Demolition of existing residential properties and erection of one and two storey building as headquarters for Worthing and District Council for Social Service comprising WRVS kitchens, offices etc. Granted 9.1.73

RELEVANT PLANNING POLICIES:

BE1 and H18 of the saved Local Plan.
BE1, CC1 and CC6 of the South East Plan

PPS1 Delivering Sustainable Development
Policy 16 Submission Core Strategy

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

No letters from neighbours received.

HUMAN RIGHTS:

First Protocol (Protection of Property) of the Human Rights Act 1998 is 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.

PLANNING ASSESSMENT:

The existing windows are generally in two designs. The smaller of the two have two narrow panes above a much larger middle pane. The top pane opens in a fanlight manner, the central panel is top hinged and opens outwards. The proposed window will have fixed top and bottom panes with an opening middle window.

Elsewhere larger windows, either single or triple, have a green painted fixed bottom panel which is to be replaced with a composite insulated aluminium panel in green, to match. The top fanlight will again be fixed. The cills will be blue to match the existing windows and front porch. With less glazing and less opening window the frames of the proposed windows will be narrower.

The use of powder coated steel is acceptable and the fixing of the top pane of no consequence. The larger central opening pane remains. The use of green composite aluminium panels for the bottom pane is also acceptable in place of the existing painted windows or applied green adhesive appearance.

The building is set well back from North Street and the boundary is well screened. The design of the proposed windows reflect the design of the original windows and the modifications proposed in terms of openings and materials are acceptable in this case and in this location.

RECOMMENDATION

Grant subject to conditions.

1. 3 years
2. Approved Plans

REASONS FOR RECOMMENDATION:

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

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? No.

DELEGATED

Case Officer sign..... Date..... 11/5/11

Authorising Offic sign..... Date..... 16/5/11