DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0177/LBC 19 High Street Tarring

DATE OF SITE VISIT: 11 May 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The existing site comprises a two storey cottage amidst a row of listed cottages. The cottage is brick built and painted white to the front.

PROPOSAL:

The application seeks listed building consent for a replacement front door and replacement window to the first floor rear elevation. Both comprise a like for like replacement of the existing.

RELEVANT PLANNING HISTORY:

114/841/LB: Application for listed building consent for refurbishment of property with kitchen extension to form 2 cottages, part demolition of outhouses, now showing demolition of chimney stack, alterations to some windows, and revised roofing materials19 & 19a High St, Tarring. Refused 24-04-1984.

511/83/LB: Application for listed building consent for refurbishment of property with kitchen extensions to form two cottages; part demolition of outhouses, now showing demolition of chimney stack; alterations to some windows and Revised roofing materials jb/511/83/lb refers): 19 High St, Tarring. Approved with conditions 23-09-1983.

RELEVANT PLANNING POLICIES:

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

REPRESENTATIONS:

No submissions were received in relation to Council's notification of the proposal.

RELEVANT CONSULTATION RESPONSES:

None relevant.

PLANNING ASSESSMENT:

The application is for listed building consent and therefore the only issue under consideration is the impact of the proposal on the character and appearance of the listed building.

Neither the door or window form part of the original building, being replacements installed in the 1980s. Nevertheless they are sympathetic and appropriate to the character of the building and their replacements are of a similar design and style. The works effectively comprise a refurbishment of the existing door and window to which no objections are raised.

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 (lbc)
- 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) and the Core Strategy (policy 16).

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

Saved Worthing Local Plan Polices

BE1

Core Strategy

Policy 16

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

DELEGATED

Case Officer sign... [redacted] .....Date.....17/5/11.....

Authorising Officer sign. [redacted] .....Date.....18.5.11.....