DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0144/FULL 52 Chapel Road Worthing

DATE OF SITE VISIT: 4 May 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The site comprises a mid-terraced shop unit fronting onto Chapel Road presently used as "The Parking Shop". The premises features a substantial single storey rear projection facing onto the Union Place car park.

PROPOSAL:

The application seeks to install an air conditioning unit to the rear of the premises on the inside return of the single storey rear projection and have dimensions of around 0.8 by 0.8 metres.

Amended plans correct the reference to the south and east elevations to the north and west elevations respectively.

RELEVANT PLANNING HISTORY:

Various applications pertain to the subject site. None are considered to have an impact upon the consideration of this application.

RELEVANT PLANNING POLICIES:

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

REPRESENTATIONS:

The Conservation Area Panel object to the application on the basis that it would not preserve or enhance the Conservation Area.

RELEVANT CONSULTATION RESPONSES:

Health and Housing have no comments to make.

PLANNING ASSESSMENT:

The application site comprises a ground floor shop unit with offices above and fronts onto Chapel Road. The premises features a large single storey rear projection which faces onto the Union Street car park.

The application seeks to install an air conditioning unit to the inside return of the single storey rear projection. The air conditioning unit itself would be barely visible in the public realm being located on the inward facing side of the building.

The ducting would be visible along the side of the building. Although this is not considered ideal, in the context of numerous gutters, drains, a multiplicity of ill-conceived extensions and the wider context of being set within a car park it is not considered that the introduction of a short section of ducting would have an impact on the character of the area.

The applicant indicates that the ducting leading to the air conditioning unit is required as a consequence of the presence of asbestos in the walls and roof of the building and a general desire not to disturb this. Comments of the Conservation Area Panel are noted.

The applicant has submitted details of the noise output of the unit would not exceed 51 decibels at 10 metres (about the same as a large fridge) and given the context of the site it is not considered this would cause a noise nuisance.

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
- Noise levels

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? Y

DELEGATED

Case Officer sign... [redacted] .....Date.....12/5/11.....

Authorising Officer sign.... [redacted] .....Date.....12/5/11.....