Expiry Date - 14/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1198/24 Recommendation – APPROVE

Site: 14 Meadow Road Worthing West Sussex

Proposal: Alterations to roof of 14-18 Meadow Road including insulation, guard rail, fascia board and access hatch

Date of site visit: 22/10/24

Neighbours checked: Y

Additional neighbour notifications: Y – Site notices displayed for the purpose of wider publicity.

Site and Surroundings
The site is located at the end of Meadow Road and comprises a three-storey block of flats. The flats are currently occupied by residents. The roof is currently accessed via a hatch and has a temporary roof layout with cones and temporary chains to prevent anyone getting to close to the edge.

The site is not within a conservation area and does not contain any listed buildings. There are no protected trees on site.

Proposal
Planning permission is sought to provide a new access hatch, roof insulation and a permanent guard rail on the roof. In addition to this there will be the introduction of a new facia board.

Relevant Planning History:
00/00842/FULL - Replacement of existing windows and doors with white PVCu double glazing. Replacement of timber cladding with white PVCu. Communal stairwell to include aluminium louvres, colour silver. – Approved

Consultations:
None required

Representations:
None received

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance

Planning Assessment

Principle of Development and Policy Context
There is no objection in principle to the upgrading or alteration of existing buildings within the built-up area. The key considerations are the effects of the external alterations to the building on the visual and residential amenities of the locality.

Visual Amenity
Worthing Local Plan Policy DM5 (Quality of the Built Environment) requires that all new development should:

> *i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;*
>
> *ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;*
>
> *iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;*
>
> *v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;*
>
> *viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook…*

The building largely screened from the surrounding roads due to the setback nature of the property. In addition to this there are trees to the frontage which further block the views from within the locality.

The proposed changes will retain the existing character of the property with the railing being added to the top of the property but the roof form largely remaining the same.

The roof insulation will allow for some increase in height by about 200mm and the maximum height will be increased by approximately 1.1m to allow for the safety railing to be installed. However, it is not considered that the proposals would significantly alter the appearance to the detriment of the existing property.

A hatch through to the roof is not considered to result in any impact to the visual amenity of the property.

The proposed alterations reflect the design and character of the existing building and would not result in harm to the visual amenities of the locality.

Residential Amenity
Due to the scale of the proposed works it is not considered that there would be any significant impact on the neighbouring properties. This is due to the railing that is being introduced being minor in nature and with a significant separation from the neighbouring properties. Therefore there would be no additional impact in terms of overshadowing or loss of light and there would be no overbearing impact as a result of these works.

With the introduction of an access hatch to the roof there is the potential for more use of the roof space, however, due to the access in the communal hallway it is not considered that the roof would be readily accessible to the public.

There would be no significant adverse impact on the residential amenities of future occupants of the adjacent development, as a result of this application. No other residential properties are within close proximity of the site and would not be adversely affected by the proposals.

Conclusion
The proposed works to upgrade the exterior of the building would result in a sustainable development of high-quality design that respects the prevailing character of the area and local environment and would not have any significant adverse impact on the occupiers of adjacent properties. The proposal therefore accords with the policies of the Worthing Local Plan and the NPPF.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer:	Finlay Gardner	Date: 13/11/2024
Authorised by:	Louise Prew	Date: 14/11/2024