DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/08/0398/FULL – 195A Tarring Road

DATE OF SITE VISIT: 28.04.08

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

PROPOSAL, SITE AND SURROUNDINGS:

The application property is a first floor flat above a shop (No. 195) on Tarring Road.

This is a full planning application for the replacement of 3 existing timber windows with white PVCu double glazed windows to the south facing bedroom and west facing shower room and W.C of the first floor flat at 195A Tarring Road.

RELEVANT PLANNING HISTORY:

None.

RELEVANT PLANNING POLICIES:

West Sussex Structure Plan 2001-2016
DEV1, CH1

Worthing Local Plan 2003
BE1, H16

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None.

PLANNING ASSESSMENT:

The main consideration in this case is the effect on the appearance of the building and the visual amenities of the surrounding area in general. There would be no adverse impact on the amenities of neighbouring properties.

It is noted that the actual window sizes will not be increasing.

It is apparent that lower level windows at No. 195 and windows in adjoining properties have been replaced with white PVCu. The windows to be replaced are to the side and rear of the property and will not be seen from Tarring Road. It is therefore considered that the proposal would not have an adverse effect on the appearance of the building or the visual amenities of the street scene.

RECOMMENDATION:

Permit subject to conditions (Summarised below).

1. Standard time limit

REASONS FOR RECOMMENDATION:

This proposal complies with the requirements of the Worthing Borough Council saved local plan policies and the saved policies of the WSSP.

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 on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION?

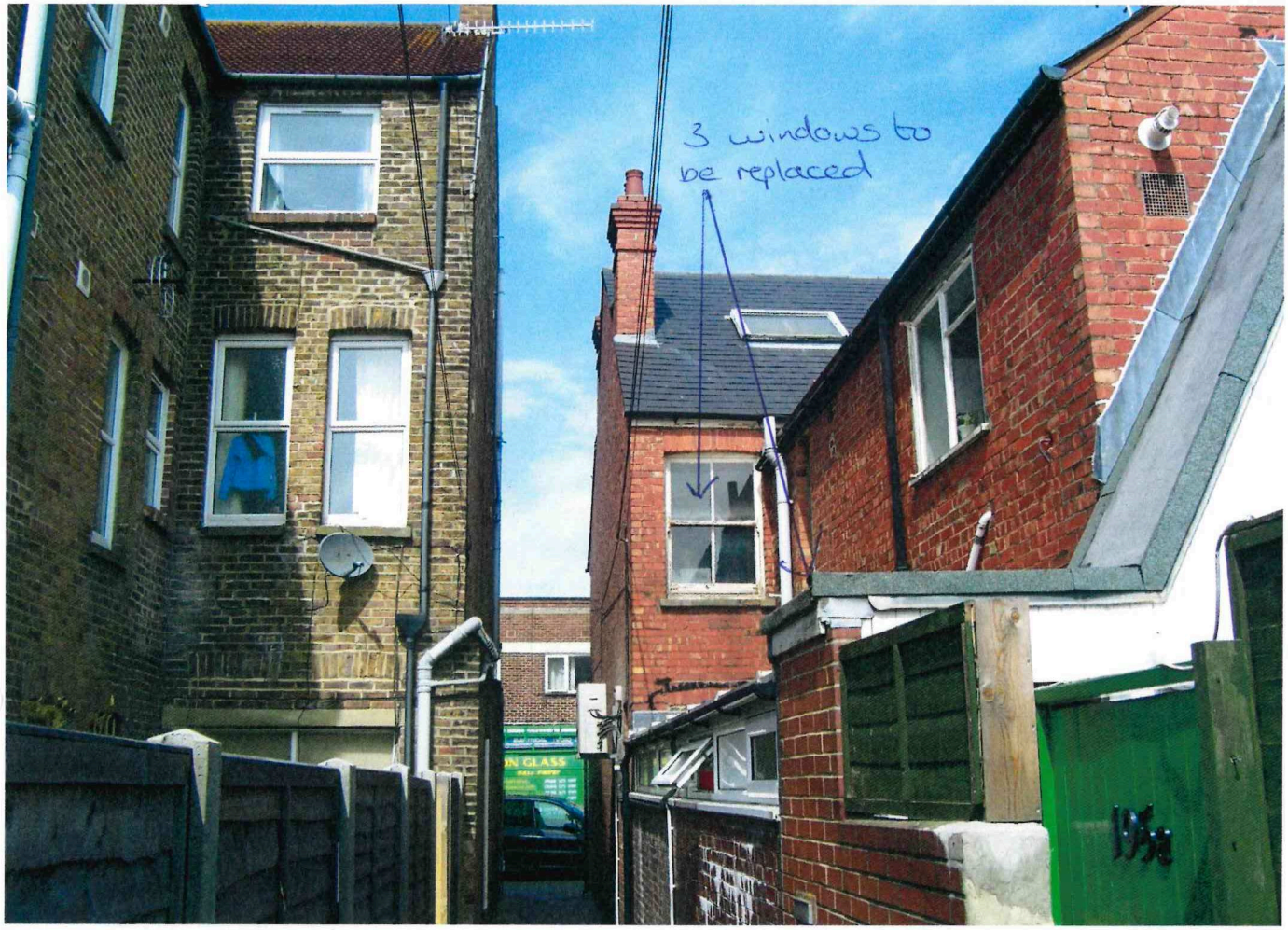
None received

DELEGATED

Case Officer
Sign..... [redacted] .....Date....22.05.08.....

Authorising Officer
Sign..... [redacted] ..Date....2.6.08.....

195A TARRING ROAD 08/0398 28.4.08





The 3 windows to be replaced.