DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

WB/11/11/0186/FULL

Wraysbury House
2 Beccles Road
Worthing

DESCRIPTION OF DEVELOPMENT

Installation of PVCu replacement windows to ground and first floors, main entrance door and side bay window. (Retrospective)

This entails the following:

West elevation (on newer extension)

- Two upper floor aluminium sash style single windows with fixed upper part in lattice pattern and casement plastic window on lower part doubles
- Three ground floor timber fixed lattice windows with plastic single casements
- Two aluminium casement windows with fixed upper part in lattice pattern and casement plastic window on lower part triples
- Timber two panel glazed double doors and fanlight with plastic double doors single glazed panel and fanlight with lattice pattern

South elevation (on newer extension)

- Two upper casements with fixed upper part in lattice pattern and casement plastic window on lower part, one a double, the other a triple

North elevation (on newer extension)

- Two upper floor aluminium sash style windows with fixed upper part in lattice pattern and casement plastic window on lower part, double
- One upper floor plastic single, fixed upper part in lattice pattern and casement plastic window on lower part with similar
- Bay aluminium five unit casement with plastic similar

The new openings are of the same size as the previous but are typically chunkier in their frames and glazing bars.

The application results from complaint over unauthorised works and the threat of enforcement action and the applicant seeks to regularize the works undertake some time before the summer of 2010.

Some timber replacement windows were approved on the ground floor of the southern elevation in 2010.

DATE OF SITE VISIT: 24.4.11

NEIGHBOURS CHECKED : Y / ~~N~~

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

SITE AND SURROUNDINGS:

Wraysbury is a detached, distinguished, large Edwardian house located at the Beccles Road and Richmond Road junction and falls within the Heene Conservation Area. The building is identified as a positive contributor to the Conservation Area but has experienced some unsympathetic extensions and alterations over a period of time, most notably, the two storey flat roofed extensions, one being on the north-west corner and the other on the south-east corner of the building. The building is currently used as a care home for the elderly. It has been much extended at the front, side and rear.

The site area is approximately 0.14 hectares with a number of trees along the western and southern frontages which are protected by Tree Preservation Orders. There is a small car park for five vehicles in the north-west corner of the site fronting Beccles Road.

The southern garden fronting Richmond Road and west garden facing Beccles Road are screened by a tall hedge and wall.

RELEVANT PLANNING HISTORY:

Application Number	Development Description	Decision	Decision Date	Appeal Decision	Appeal Decision Date
00/00522/FULL	Single storey side extension to provide sanitary facilities	GRANT CONDITIONAL CONSENT	25-07-2000		
01/00322/FULL	Enlargement of existing off road parking facilities	GRANT CONDITIONAL CONSENT	29-05-2001		
01/00730/FULL	Single storey replacement conservatory to south elevation	GRANT CONDITIONAL CONSENT	22-08-2001		
08/0254/FULL	Change of use and conversion of existing residential care home including demolition of existing conservatory and replace with a single storey extension to provide 12 no. self contained flats.	GRANT CONDITIONAL CONSENT	05-06-2008		
08/1063/FULL	Change of use of part of ground floor for use as offices for the Worthing Society for the Blind together with new front entrance doors and widening of existing vehicular access.	WITHDRAWN	13-01-2009		
09/0032/FULL	Change of use of part of ground floor for admin/office use for Worthing Society for the Blind, whilst continuing day care activities together with new front entrance doors, 3 no. replacement windows, vents to conservatory, widening of entrance and	GRANT CONDITIONAL CONSENT	20-02-2009		

	external decking area.		
09/0303/FULL	Application to vary condition 4 of Planning Permission WB/09/0032/FULL to allow up to 30 members to use the day centre at any one time.	GRANT CONDITIONAL CONSENT	15-06-2009
10/0236/FULL	External alterations including installation of replacement timber windows to ground floor south elevation.	GRANT CONDITIONAL CONSENT	06-07-2010
10/0650/FULL	Three storey extension to Nursing Home to provide 5 additional bedrooms. **Appeal Lodged**	APPLICATION REFUSED	14-10-2010
1023/71	ERECTION OF CONSERVATORY AT SIDE OF EXISTING BLIND PERSONS HOME. 2 BECCLES ROAD	APPROVED WITH CONDITIONS	07-12-1971
1038/71	ERECTION OF EXTENSION AT FIRST FLOOR LEVEL AT SIDE FOR USE AS FLAT IN CONNECTION WITH EXISTING NURSING HOME FOR THE BLIND. 2 BECCLES ROAD	APPROVED WITH CONDITIONS	07-12-1971
1088/76	ALTERATIONS TO FRONT AND REAR ELEVATIONS & ERECTION OF FIRST FLOOR EXTENSION ON EAST SIDE OF EXISTING HOME FOR THE BLIND. 2 BECCLES ROAD	APPROVED WITH CONDITIONS	21-12-1976
11/0186/FULL	Installation of PVCu replacement windows to ground and first floors, main entrance door and side bay window. (Retrospective)	PENDING	
1220/88	REPLACE FIRST FLOOR WINDOW FRONTING RICHMOND ROAD. 2 BECCLES ROAD	APPROVED WITH CONDITIONS	05-12-1988
244/56	CHANGE OF USE OF EXTG PRIVATE DWELLING HOUSE TO PRIVATE HOTEL. 2 & 4 BECCLES ROAD	APPROVED	03-04-1956
397/59	RETROSPECTIVE PERMISSION FOR THE USE OF PREMISES AS HOME FOR THE BLIND & ALTERATIONS & ADDITIONS IN CONNECTION THEREWITH. 2 & 4 BECCLES ROAD	APPROVED	20-05-1959
399/78	ERECTION OF PROPRIETARY CYCLE SHELTER AT REAR OF EXISTING HOME FOR THE BLIND. 2 BECCLES ROAD	APPROVED WITH CONDITIONS	15-05-1978
419/86/TF	APPLICATION TO LOP LOWER BRANCHES OF 6 PINE, 1 MOUNTAIN ASH, 2 LIME AND 1 CHESTNUT TREE (SUBJECT TO WORTHING TREE PRESERVATION ORDER NO 8/1975). 2 & 4 BECCLES ROAD	APPROVED WITH CONDITIONS	09-06-1986
61/63	ERECTION OF SINGLE STOREY ADDITION ON WEST SIDE OF EXTG BLDG TO PROVIDE ADDITIONAL ROOM AS MATRONS OFFICE. 2 BECCLES ROAD	APPROVED WITH CONDITIONS	05-02-1963
685/80	EXTENSION TO SUN LOUNGE. 2 BECCLES ROAD	APPROVED WITH CONDITIONS	07-07-1980
99/00547/FULL	Proposed refurbishment of existing conservatory and extension to south elevation	GRANT CONDITIONAL CONSENT	24-08-1999

RELEVANT PLANNING POLICIES

Saved Worthing Local Plan Polices BE1, CT3, H13 and H18
Planning Policy Statement: 1 Delivering Sustainable Development
Planning Policy Statement 3: Housing
PPS5: Protecting the Historical Environment

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

None.

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.

PLANNING ASSESSMENT: (Include any impact on Crime & Disorder and Issues identified above)

The principal issues raised by this proposal are:-

- Principle of development
- Impact on the integrity of the design of the property and character of the townscape.
- Impact on the amenity of future occupiers and neighbours

Principle of development

The proposal renews part of the fabric of established care home accommodation.

Impact on the integrity of the design of the property and character of the townscape

The attractive Edwardian period character of the building remains, despite significant alterations over time and the property contributes positively to the character of the Conservation Area.

However, no original, characteristically Edwardian openings appear to have been lost as a result of the works which are the subject of the current application as the works are confined to the later extensions and the ground floor openings are largely screened from the street. Whilst the detailing of works is less than ideal with frames and glazing bars appreciably chunkier and inauthentic methods of opening used, the differences in appearance are not so profound when viewed from the street that they would justify refusal and the corollary of enforcement action, bearing in mind the cost and disruption to this care home and its residents of enforcement. Certainly, this is a missed opportunity to restore the period character of the building and does not replicate the standard secured in the recent planning permission. For these reasons

alone the works are regrettable. Nonetheless, this would not justify refusal in these particular circumstances.

Impact on the amenity of neighbours
None.

RECOMMENDATION:

Grant Permission

REASONS FOR RECOMMENDATION:

The proposal has been assessed in relation to Saved Worthing Local Plan policies BE1 and H18 and Planning Policy Statement 1: Delivering Sustainable Development and PPS5: Protecting the Historical Environment. Whilst the detailing of the new windows and doors is less than ideal and fails to exploit the opportunity to restore the period character of the property building, the works are located on subsequent extensions and do not entail the loss of any characterful original features and the designs are not to discordant when viewed from the street; indeed the ground floor works are largely screened from such views. Bearing in mind this and disruption to this care home and its residents of enforcement action to remove the works, the development is not so harmful that it would justify refusal.

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION?

Y / ~~N~~

DELEGATED

Case Officer
sign.....[redacted].....Date.....24.4.11.....

Authorising Off[redacted]
sign.....[redacted].....Date.....9.5.11.....