# Development Control – Delegated Officer Report

**Application Number: AWDM/0928/24** **Recommendation: Approve**

**Site:** **2 Ann Street, Worthing**

**Proposal:** Installation of new external double doors and cladding panel

**Site visit: 30.07.2024**

**Neighbours checked:** Y

**Additional neighbour notifications**: N Site notices posted 23.07.2024 & 2.8.2024 (revised description)

**Proposal, Site and Surroundings**

The site relates to a three-storey building directly fronting onto the south side of Ann Street within the town centre and is within the South Street Conservation Area.

Prior approval has been granted for the change of use of an office at second floor level (in conjunction with the upper floors of 7 Warwick Street to provide 7no. residential flats (Notice/0013/20 refers). A subsequent prior approval has been granted for the change of use of a former workshop at the upper ground floor and first floor level to form 2no. residential flats (Notice/0015/21 refers).

The current application relates to the ground floor entrance doors on the north elevation which would provide the sole access to the two approved ground and first floor flats. The original timber doors have been recently removed and replaced with an unauthorised white UPVC door and surrounding framework and glazing. The application seeks permission for a pair of replacement timber panelled doors with a glazed panel and horizontal weatherboard cladding as a fascia panel set above. The doors and framework would be painted black.

There is a panel of UPVC horizontal cladding positioned below a second floor window and this has been indicated on the drawings but this was pre-existing at the time of the previous prior approval applications and does not form part of the current proposals.

**Relevant Planning History:**

03/01089/FULL - Change of use of second floor from offices into 2 x two bedroom flats with alterations to implement the use (access proposed between Nos. 7 and 9 Warwick Street)
STATUS: CCN 5th November 2003.

NOTICE/0013/20 - Application for Prior Approval of Proposed Change of use of an Office (Use Class B1a) to form 7no. residential units (5no. 1-bedroom flats and 2no. studio flats) (Use Class C3) (7 Warwick Street and 2 Ann Street)
STATUS: APP 16th October 2020.

NOTICE/0015/21 - Application for permitted development for prior approval for change of use of Light Industrial Workshop (Class E(g)(iii)) to form 2no. residential units (Use Class C3)
STATUS: AREQ 19th January 2022.

AWDM/1636/23 - Approval of Details Reserved by Condition 2 (Sound Insulation Scheme) of previously approved application NOTICE/0015/21.
STATUS: APP 6th December 2023.

**Consultations:**

The Worthing Society has made the following comments:

*Thank you for requesting our comments in respect of the above application. I had the opportunity to discuss the application with our Heritage Team and we have the following comments.*

*Although not included on the Statutory List, this building has some age. It is located within the South Street Conservation Area and is part of the original historic layout of Ann Street, one of the oldest parts of Worthing.*

*The proposal is for a pair of wooden doors in lieu of the single door and sidelight in PVC-u. The choice of materials for the door is acceptable although the selection of materials for the infill panel above is less clear. This seems to have been copied from the shiplap panel at top floor which is in uPVC which, we consider, is not an acceptable solution for a building in the conservation area*

*The building occupies a relatively large area in the street-scene and, in our view, the choice of materials is important and further consideration is necessary.*

**Representations:**
None received.

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance

**Planning Assessment**

There is no objection in principle to alterations to buildings within the built-up area. The key considerations are the effects on the visual and residential

amenities of the locality and the impact on the character and appearance of the conservation area.

***Visual amenity and impact on the character of the conservation area.***

The proposed works would remove the recently installed unauthorised UPVC door which has a standard domestic design and appears unsympathetic and incongruous in relation to the character of this building. It is noted that there is a mix of timber sash windows and some UPVC casement windows installed in the upper floors of the building. Ground floor doors in the neighbouring commercial premises are timber but with some variety in their panelling/glazed design.

The replacement doors would timber and designed with 6 panels across the pair. These would open outwards which would be as per the existing and former arrangement as there is an internal stair preventing an inward opening door in this position. A panel of horizontal weatherboard cladding is indicated above the fanlight.

Whilst the arrangement with the glazed panel and horizontal panelling reduce the overall height of the doors, the proposed timber doors would still appear reasonably sympathetic in terms of their proportions and materials, and in keeping with the former workshop use of the building. The proposed door design with traditional panelling would provide an acceptable appearance which would enhance the appearance of the building. The weatherboard panelling would not be ideal but a condition to ensure this is finished in painted timber would provide a reasonable appearance in the context. On balance the proposals would not cause any significant harm to the character of the building or the character of the conservation area and would secure a suitable replacement for the unauthorised doors.

***Residential amenity.***

Given the scope of work proposed, relating to replacement doors, there would be no significant impact on the amenities of neighbouring occupiers as a result of the proposals.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Works to be completed with 6 months
3. Materials – painted timber

**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: Rebekah Hincke Date: 12.09.2024

Authorised by: Jo Morin Date: 12.09.2024