Expiry Date - 01/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0707/24 **Recommendation – APPROVE**

Site: **Mews Cottage 5 Ivy Place Worthing West Sussex**

Proposal: **Installation of 1.8 metre high timber double pedestrian gates to side access (North side of house)**

Date of site visit: 20/06/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Ivy Place, within a residential area of Worthing. The property is identified as a building of local interest and forms part of the core of Ivy Place Conservation Area. The building comprises an end of terrace, two storey late Victorian cottage understood to have formerly been used as an outhouse to the rear of the Victorian villas to the west side of Heene Road. Elevations consist of render with bow windows and eaves dormers below a pitched roof. The property leads straight out on to the unmade road to the front and there is an access to the side and small garden to the rear.

The property is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for the installation of pedestrian gates to the side (north) access.

The pair of gates would measure 1.8m high x 2.43m wide (including posts) set back 10cm from the road and would be constructed from tongue and groove timber boards in Scandinavian Redwood. The gates would be painted in Guise Green with black powder coated ironmongery.

Relevant Planning History:

PREAPP/0100/24 – PP required and likely to be acceptable subject to use of timber, suitable colour and set back from building line.

Consultations:

The Worthing Society - I have now had the opportunity to discuss the application with our Heritage Team and I can advise you that we have no objection to the proposal.

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Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Ivy Place Conservation Area Appraisal

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on visual amenity, the setting and appearance of the Conservation Area and the residential amenities of the locality.

Visual Amenity and effect on Conservation Area

The property is clearly visible within the street scene, fronting on to the unmade road. Timber gates are prevalent in the street and set back from the frontages of the respective buildings, most of which are sympathetically designed and well proportioned, albeit appearing 'tired' in some cases.

The proposed gates would form part of the street scene in their position to the side of the house. The advice given at pre-application stage has been utilised to inform the design of the submitted proposal, with the gates being set back behind the front of the house, constructed from timber and painted in a colour that is sympathetic to the conservation area setting. The simple design and pale green colour would complement the character of the cottage and would not appear out of keeping or intrusive in the street scene or detract from the setting or appearance of the conservation area.

There would be no harm to visual amenity as a result of this application.

Residential Amenity

The proposed gates in this position would not have any detrimental impact on the residential amenities of adjacent occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials/colour as specified

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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:	Amanda Haslett	Date:	26/07/24
Authorised by:	Jo Morin	Date:	29.07.2024