DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0191/FULL 21B Grove Road

DATE OF SITE VISIT: 28th July 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application site relates to a property located at 21B Grove Road, within the urban area of Worthing. The property contains a flat, sited within the upper floors of a semi-detached 3 storey traditional building that has been converted into 2 flats.

The vicinity is characteristic of a residential area, predominantly comprising of a mixture of detached and semi-detached two-storey properties of a similar age and style to the application site.

PROPOSAL:

The application seeks full planning permission for the installation of replacement PVCu windows and door. The replacements would be double glazed duraflex white PVC. All windows in the upper two floors of the building and the ground floor door within the southern flank elevation would be replaced. The windows and door would re-use the existing openings and total fourteen (14). The fenestration composition would largely reflect that of the existing windows and the replacement door would be formed of one large glazed panel.

RELEVANT PLANNING HISTORY:

None relevant.

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan policy BE1, H16
Submission Core Strategy policy 16
PPS1: Delivering Sustainable Development

REPRESENTATIONS:

One submission has been received in relation to Council's notification of the proposal. This was in support of the application.

RELEVANT CONSULTATION RESPONSES:

None relevant.

PLANNING ASSESSMENT:

The application seeks approval for the replacement of the existing windows and door to the first floor flat. The proposal incorporates the re-use of existing openings with similar replacements.

As the property is of a more traditional character, it is considered that the removal of the existing timber framed sash windows and door, and their replacement with white PVC windows and door are not positive alterations to the character and appearance of the property. Notwithstanding this, the fenestration composition largely mirrors that of the existing windows and the door is not clearly visible from the street scene. The site is not within a Conservation Area and does not relate to a listed building. In addition many of the other properties within the locality contain PVC replacement windows, including the flat below. Therefore the impact upon visual amenity would not be significant to warrant refusal on such grounds, subsequently no objections are raised to the replacement windows and door.

In other regards the development is not considered to warrant objection and is recommended for approval.

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.

RECOMMENDATION:

Grant Planning permission subject to the following conditions:

- Standard time limit
- Plans

REASONS FOR RECOMMENDATION:

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Worthing Local Plan (BE1, H16) and the Submission Core Strategy (policy 16).

The proposal accords with the relevant policies of the Development Plan.

Saved Worthing Local Plan Polices

Policy BE1
Policy H16

Submission Core Strategy

Policy 16

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION? N

DELEGATED

Case [redacted] Officer
sign..... Date 01/08/11

Authorising [redacted] Officer
sign..... Date 1-8-11