Development Control – Delegated Officer Report

Application Number: AWDM/1762/23 **Recommendation – APPROVE**

Site: 39A Brighton Road Worthing West Sussex BN11 3EF

Proposal: Partial demolition of the front balcony terrace structure and first floor balcony, following partial collapse of the structure. Remedial works involve re-forming the balcony terrace structure and first floor bay balcony, and reinstating all finishes and detailing to match original.

Date of site visit: 05/03/2024

Neighbours checked:

Additional neighbour notifications: Site notice

Site and Surroundings

The property is located on the northern side of Brighton Road. It contains a three-storey mid-terrace building with a commercial unit at ground floor, in use as a hairdressers.

The site is located within Steyne Gardens Conservation Area. The building is not statutorily listed but it is identified as a local interest building.

The site is within the Warwick St/Brighton Road character area of Worthing town centre.

Proposal
The development proposes the demolition of the existing balcony and bay window structure at first floor level. The structure is currently damaged and building control has been involved as it is a dangerous structure. The building is currently being propped up by scaffolding.

The proposal is to rebuild the façade as per the existing façade. The current windows are constructed of uPVC. The proposal would be to reinstate timber windows within the first floor bay.

Relevant Planning History:
None

Consultations:
Worthing Society: I am pleased to advise you that, in principle, we have no objection to the repairs. The applicant appears to be respecting the period character of the building by reinstating the balcony terrace and bay balcony using finishing materials to match the original. The only exception is that we consider the bay window should be replaced in timber to reflect the location

within the Conservation Area. However, I must stress that the level of structural work seems quite extensive with possible references to a structural engineer being required. As such, the proposed technical works are outside our remit. Therefore, we respectfully suggest that guidance is sought from the Council's Design and Conservation Architect.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5. DM24
National Planning Policy Framework (2023)
National Planning Practice Guidance
Steyne Gardens Conservation Area Appraisal
Draft Steyne Gardens Conservation Area Character Appraisal 2023, incorporating boundary review

Planning Assessment

There is no objection in principle to extensions and alterations to building within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality and in particular, the effect on the character and appearance of the Steyne Gardens Conservation Area.

Conservation Area and Visual Amenity

The first part of the proposal involves demolishing the front bay and balcony as the structure is dangerous. This is considered acceptable as the proposal also seeks to rebuild these elements as they were so that the property is consistent with the rest of the terrace.

The proposal also includes replacement windows at first floor level. The Steyne Gardens Conservation Area Appraisal states that *'architectural, historic and townscape elements which should be preserved* include: Timber windows of traditional designs with a vertical emphasis.*'*

The proposal includes timber windows in a similar style to older windows seen further west on the terrace. Further details will be required by condition of the exact design of the replacement windows. It is considered appropriate to decide the application now with details to follow to enable works on the dangerous structure to commence.

The proposed window replacement is considered to preserve the character and appearance of the conservation area and would not detrimentally affect the character of the building or have any adverse impact on the visual amenities of the locality.

Residential Amenity

The proposal would improve the situation of the neighbours as it would stabilise this dangerous structure. There are no additional openings resulting from this application so the development will not result in additional overlooking of any neighbouring residents. The structure will be in place of the existing structure therefore there will be no change in the sense of enclosure or outlook for neighbouring residents.

The proposal would not have any detrimental impact on the residential amenities of neighbours in compliance with policy DM5 of the Worthing Local Plan.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Full details of replacement windows

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Louise Prew Date: 09/04/2024

Authorised by: Jo Morin Date: 09.04.2024