DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS: Trenoweth, Priory Close WB/10/1105/FULL

DATE OF SITE VISIT:

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

PROPOSAL, SITE AND SURROUNDINGS:

The application property comprises a 1960's detached house which is occupied as two flats ground and first floor. The property is situated on the corner of Priory Close and South Street Tarring. It is situated within the West Tarring Conservation Area (designated 1975) and adjacent to the Pendules Listed Building.

The proposal seeks to replacement of existing timber windows and doors with pvcu windows, initial application also included a porch but this has been removed from current proposals.

RELEVANT PLANNING HISTORY:

A number of previous applications relating to the provision of garages and alterations to provide porch and alterations to windows.

RELEVANT SAVED PLANNING POLICIES:

Core Strategy - Policy 16

Worthing Local Plan 2003 – Saved Policy H16,

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

CAAC – At its meeting of the 22/2/11 the committee raised ***'Strong objections to the loss of timber windows and doors and proposed replacement using upvc material. Framing size becomes too excessive.'***

A resident at 6 Priory Close Mr R Miles – supported the application to replace the windows with new double glazed windows and considered that as the windows would be of the same design they would enhance the look of the property.

PLANNING ASSESSMENT:

The relevant considerations are the effects on the residential and visual amenities of the locality and on the West Tarring Conservation Area.

As originally submitted the proposed windows were considered to be unacceptable. There was concern that the proposed replacement windows would result in excessively heavy framed windows and a design that was out of keeping with the building and the conservation area. Further information was requested to demonstrate the profiles of the glazing bars and that the frames around openings had suitable chamfers. This additional information was found to be acceptable by the councils Design and Conservation Officer. The outstanding issue was the 'very small area of glass in the top opening fanlights, which tends to emphasise the heavier PVCu frames'. It was suggested that removing the top opening fanlights would remove the 'heavy form where two window frames abut'.

Further amended plans were received which show the removal of fanlights, replacement of trickle vents and a revised design to the back door. These revisions have been considered by the Councils Design and Conservation Officer and considered to be acceptable.

It is considered the proposals as revised are acceptable and can be approved. Whilst the CAAC had raised strong objection to the proposals as originally submitted it is considered that a long period of negotiation has resulted in proposals that are more appropriate given the buildings setting within a Conservation area and considering others within the locality. The building is not itself of any particular merit but does sit adjacent to a listed building and within a conservation area. It is considered that the current proposals offers an acceptable compromise in terms of design and one which allows the current owners the opportunity to replace windows that are currently in a poor state of repair.

RECOMMENDATION: APPROVE subject to:-

1. Standard time limit 3yrs
2. Permission relates to amended plans. → site location plan rec'd 17·1·11
   block plan " "
   DRWG ANDERSON 01B rec'd 9.9.11
   DRWG ANDERSON 02A " "

REASON FOR APPROVAL:
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. The proposal can take place without detracting from the character or appearance of the West Tarring Conservation Area. It would consequently not conflict with policy 16 of the Core Strategy or the saved policies of the Worthing Local Plan (H18).

DRWG ANDERSON 03B rec'd 9.9.11
" " 04B " "
" " 05A " "
" " 06A " "

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 on balance, existing residential quality of life would not be

DWG. ANDERSON 09 rec'd 9.9.11

significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No

DELEGATED

Case Officer
Sign.....[redacted].....Date.....

Authorising Officer
Sign.....[redacted].....Date.....26 9 14