DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION No./ADDRESS

WB/09/0561/FULL – Wadhurst Court, Downview Road

DATE INSPECTED

13th August 2009

SITE AND THE PROPOSAL

Wadhurst Court consists of 2 x 3-storey blocks of flats, totalling 24 flats, on the south-east corner of the junction of Downview Road with Rugby Road.

Permission is sought to install white PVCu double glazed windows at first and second floor levels to the communal staircases of both blocks. A total of eight vertical sliding aluminium windows to the staircases would be replaced with similar windows, in white PVCu. These are designed to match the existing white PVCu replacement windows in these buildings.

The applicants submit that these are necessary works, for reasons of safety, as the existing windows are very loose, and may fall out at any time.

RELEVANT PLANNING HISTORY

1970: Original planning permission for 24 flats with garaging etc. on this site. (WB/8/70)

RELEVANT PLANNING POLICIES

Saved Worthing Local Plan 2003: BE1 - Building Design
South East Plan 2009: BE1 – Management for an Urban Renaissance

CONSULTATIONS

None

REPRESENTATIONS

None

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 or tree work involved would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, therefore, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly, it is considered that it is acceptable in relation to Article 8 and Article 1, respectively.

PLANNING ASSESSMENT

The proposed replacement windows to the staircases (communal areas) are considered acceptable.

They would sympathetically match, in design, construction, profile and materials, those of the existing white PVCu windows in both blocks at Wadhurst Court, mostly containing modern white PVCu replacement casement windows (although without the benefit of planning permission). They would provide an even form of of fenestration to the flats, which is an improvement in design terms.

RECOMMENDATION

Grant permission, subject to:

1. C1 (a) Standard full permission – 3 years

IS THE RECOMMENDATION CONTRARY TO LETTERS OF REPRESENTATION Yes/No

DELEGATED

Case Officer.....[redacted].....Date: 17th August 2009

Authorising Officer Sign..[redacted].....Date: 24.8.09