DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

WB/11/00006/FULL

Flat 1, Grove Lodge, 18 Upper Brighton Road Worthing

DESCRIPTION OF DEVELOPMENT

Installation of white PVCu replacement windows (flat 1)

These relate to the ground floor flat on its front and flanks (South West and south east elevation) and entails replacing four tall timber casements, with altered openings and similar pattern and proportions of glazing bars and one smaller casement with similar – all in plastic.

Some timber replacement windows were approved on the ground floor of the southern elevation in 2010.

DATE OF SITE VISIT: 16.5.11

NEIGHBOURS CHECKED : Y / ~~N~~

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

SITE AND SURROUNDINGS:

Grove Lodge is a detached, distinguished, large modern regency reproduction residential building, located in an outlying Broadwater residential suburb , very close to the Grove Lodge roundabout and A27. It is set back in its own open but verdant grounds and accessed off Lamorna Grove a short access road serving the modern development of flats and backland development behind the houses in Broadwater Road.

Grove Lodge is converted to flats and the application property occupies part of the ground floor of this three storey building.

A feature of the building is its rendered finish, including rusticated stucco effect and regency style fenestration, with its ground floor tall windows. Several of the original timber windows have been replaced with plastic but to a pattern very similar to the originals, though with slightly chunkier glazing bars. Opening methods are unknown.

RELEVANT PLANNING HISTORY:

RELEVANT PLANNING POLICIES

Saved Worthing Local Plan Polices H13 and H18
Planning Policy Statement: 1 Delivering Sustainable Development
Planning Policy Statement 3: Housing
PPS5: Protecting the Historical Environment
Core Strategy Policy 16

Residential property
REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

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 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.

PLANNING ASSESSMENT: (Include any impact on Crime & Disorder and Issues identified above)

The principal issues raised by this proposal are:-

- Principle of development
- Impact on the integrity of the design of the property and character of the townscape.
- Impact on the amenity of future occupiers and neighbours

Principle of development

The proposal renews part of the fabric of an established residential property.

Impact on the integrity of the design of the property and character of the townscape

The attractive Regency period character of the building is not materially affected as the replacements reproduce the patterning of the originals and white finish. Whilst the glazing bars are slightly chunkier and the openings of the larger windows slightly altered, the differences are not so significant as to warrant withholding planning permission especially against the background of the alterations that have already taken place elsewhere on the building .

Impact on the amenity of neighbours
None.

RECOMMENDATION:

Grant Permission subject to time and approved plans

REASONS FOR RECOMMENDATION:

The proposal can take place without unacceptable harm to the environment or neighbour amenity and is therefore compliant with Saved Worthing Local Plan policies H13, H16 and H18; Core Strategy Policy 16 and Planning Policy Statement 1: Delivering Sustainable Development.

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

DELEGATED

Case Officer sign..... Date 20.6.11

Authorising Officer sign..... Date 22.6.11