DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0101/FULL 55 Friar Walk Worthing

DATE OF SITE VISIT: 8 March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): Y

SITE AND SURROUNDINGS:

The subject site comprises a first floor flat within a two storey purpose built block of units. The area within the vicinity is characterised by a variety of dwelling types including terraced houses and flats forming part of the estate at Friars Walk.

PROPOSAL:

The application seeks to replace the existing dark stained timber framed windows with similarly styled brown uPVC windows. The replacement windows utilise the existing window openings to the side and rear elevations and total four (4) over the first floor of the building.

Numerous other units within the block and locality have already had replacement windows of a similar style installed.

RELEVANT PLANNING HISTORY:

WB/1044/87: Erection of thirty (30) dwellings and the use of part of the site for industrial purposes. 1-59 odd, 2 even friars walk & phase iii. Granted consent, 29/02/88.

RELEVANT PLANNING POLICIES:

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

REPRESENTATIONS:

None received.

RELEVANT CONSULTATION RESPONSES:

None relevant.

PLANNING ASSESSMENT:

The application seeks approval for the replacement of the existing windows to the floor. The proposal incorporates the re-use of existing window openings with similarly styled replacements of a general size and colour to match.

The replacement windows comprise the removal of existing timber framed windows and their replacement with brown uPVC windows however the site is not in a Conservation Area nor relates to a listed building. The building has already been subject to modification and the replacement windows are similar to the existing windows and to those at other units in the locality.

No new openings are proposed which could allow any material increase in overlooking towards neighbours.

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
- Window finish/colour to match

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) and the Submission Core Strategy (policy 16).

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

Saved Worthing Local Plan Polices

BE1

Submission Core Strategy

Policy 16

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

DELEGATED

Case Officer sign .....Date....18/3/11.....

Authorising Officer sign.....Date....21-3-11.....