Expiry Date - 25/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0067/24 Recommendation – APPROVE

Site: Sheldon Court Bath Road Worthing West Sussex

Proposal: Replacement communal porches to the front elevations of all blocks, flats 1-36

Date of site visit: 30/01/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site Notice: Y – Affects setting of adjacent Conservation Area. Posted 30/01/2024.

Site and Surroundings

The application relates to Sheldon Court which is located on the north side of Bath Road and west side of Manor Road within a residential area. Sheldon Court comprises a total of 36No. flats spread across 3No. detached three-storey blocks which are orientated around the communal gardens to the rear. The buildings are set back a good distance from the public realm behind the front lawns and private access roads and pathways of the complex. The buildings are characterised by the rhythm in their alternate brick and white render vertical sections, flat roofs with white fascia, white framed windows, and dark timber framed flat roofed communal porches. There is a strong symmetry in the appearance of the block; the cohesion in the design and proportion of the fenestration and the porches, which are positioned to the centre of each sub-block serving 6No. flats each (6No. porches total), are particularly noteworthy.

The subject of this application are the 6No. porches. 3No. are located to the main block which fronts Bath Road to the south, 2No. to the westerly block (1No. fronting Bath Road to the south and 1No. fronting the communal gardens to the east), and 1No. to the northerly block fronting Manor Road to the east.

Sheldon Court is not listed nor located within a Conservation Area, although the westerly edge of Ivy Place Conservation Area is located on the opposite side of Manor Road.

Proposal

Permission is sought for the replacement of the 6No. porches. The existing porches are of a flat roof form and comprise dark timber frames and glazing.

These would be replaced with white powder coated aluminium frames and glazing with a white UPVC fascia and soffit. The flat roof form, dimensions, and sub-divisions of the glazing of the existing porches would be retained.

Relevant Planning History:

Replacement doors to all common parts to the rear elevations approved under AWDM/1894/21, decision issued 12 Nov 2021.

Plentiful history for replacement white UPVC windows to the majority of flats within the buildings since 1996-present.

Consultations: None.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to residential properties within the built-up area. The key considerations for this planning application are the effects on the visual and residential amenities of the locality, and the effects on the setting of the adjacent Conservation Area.

Visual Amenity

Although the existing porches are a well-established feature of Sheldon Court and the street scene, they are an anomaly insofar that the dark framed timber material is not representative of the predominant character of the buildings. The proposed white powder coated aluminium frames with white UPVC fascia and soffit on the other hand actually reflects this aesthetic more closely.

Whilst the proposal seeks to alter the appearance of the porches by way of colour and material, they would replicate the form, scale, and design of what exists. The design was in-part secured following discussions with the agent; it was agreed that the lower panel shall be glazed rather than blank aluminium in view that this would be more sensitive to the original design. Whilst the proportions of the glazing and framing would not be exactly replicated, this

marginal visual alteration would not result in a detrimental effect on visual amenity.

In any event, the porches are relatively modest in the context of the buildings and are set back a good distance from the public realm to have any materially adverse effect. Some weight is applied to the previous permission at the site which replaced the rear communal doors of the buildings with white aluminium similar to the application in hand, although it is noted that this alteration is far less material to the visual quality of Sheldon Court.

In view of the above, it is considered that the proposed replacement porches would reflect the existing appearance of the buildings, adopting a design approach which is sympathetic to what exists. As such, there would be no detrimental impact to the street scene nor the Conservation Area as a result of the proposal.

The proposal is acceptable on visual amenity grounds.

Residential Amenity

The only change to the porches would be the colour and material, the existing form, scale, design and location of windows are to remain. Thus, there would be no material planning issues in relation to residential amenity as the development by virtue of its like-for-like nature would have no impact on the living conditions of surrounding neighbours.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit

Informatives

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: Jason Albon Date: 22.03.2024

Authorised by: Jo Morin Date: 25.03.2024