DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 09/0973 and 0974 – West Mansions, Heene Terrace

DATE OF SITE VISIT: 8/1

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None

SITE AND SURROUNDINGS:

The building is part of a Grade II listed terrace which is prominently located on the seafront adjacent to Heene Road. The proposal relates to the four storey rendered building at the western end of this terrace.

RELEVANT PLANNING HISTORY:

00/00052 and 00053 – Erection of two, one bedroom flats in roofspace. Refused 2000. Subsequently allowed on appeal.

06/942 and 943 – Loft conversion including dormer windows to north, south, east and west elevations to form 2 no. two bedroom flats. Refused 13.10.06

06/1202 and 1203 – Loft conversion including dormer windows to north, south, east and west elevations to form two 2 bedroom flats. (Resubmission of WB/06/0942 and 0943. Granted 18.12.06.

RELEVANT PLANNING POLICIES:

RES7, CT3, BE1, TR9, and H18 of the saved Local Plan.
CC4, CC6, H5, T4, BE1, BE2 and BE6 of the South East Plan.

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

No neighbour response received.

Conservation Area Advisory Panel raised no objection to the 2006 approvals.

The Highway Authority has no objection subject to the provision of cycle parking and a materials and plant storage area to be provided during construction.

Health – No objection.

HUMAN RIGHTS:

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:

Full Planning Permission and Listed Building Consent is sought to renew permissions issued in December 2006 to form two, two bedroom flats in the roofspace. This application follows a similar proposal in 2000 for two, one bedroom flats that was refused but subsequently allowed on appeal (WB/00052 and 00053 refer). It also follows a refusal earlier in 2006 for a similar proposal. The 2006 refusal was largely because the drawings were inaccurate.

The building is part of a Grade II listed terrace which is prominently located on the seafront adjacent to Heene Road. The proposal relates to the four storey rendered building at the western end of this terrace.

Following refusal of permission for a very similar scheme in 2000 an appeal against this decision was successful. The Inspector concluded at the time that *'the overall effect of the proposals would be to enhance the appearance of the listed building. In the wider context, I consider that the improvement to the appearance of the building would also enhance Conservation Area interests.'*

These applications are essentially renewals of the 2006 decisions. The application relies on the 2006 approved drawings.

Further to the 2000 appeal decision the 2006 approval revised the proposal to show flat roofed dormers in all cases. A dormer from each of the north, south and west elevations has also been removed. A fourth dormer was added to the east slope and the one large dormer proposed for the northern roof slope is now two small dormers to replicate those on the front (south). The 2006 decisions showed a terrace and rail on the south elevation, the appeal scheme only included the one on the rear.

All dormers are to be painted timber casements with four-pane divisions and these structures would be clad in lead. There is some concern about the likely thickness of frames for the two sets of French doors on the north and south roofslopes and these details are conditioned, as before. The building is to be re-roofed in natural slate.

The principle of this development was accepted in the 2000 appeal decision. The proposed fourth dormer on the east roofslope is tucked close to the back

edge of the rooflsope of the main building and will not be hugely obvious. The proposed two dormers on the rear are also acceptable.

The front terrace proposed is acceptable only if the required balustrading is discreet and cannot be seen. 900mm high glazed screens are proposed 200mm above terrace level and on the inside edge of the parapet detail, approximately 1.1 metres in from the street. The agent claims such an enclosure will not be visible from street level. However, distance views of this building are possible and although the structure is lightweight in design it is considered that it will be visible and that reflection off it will highlight it. In the circumstances the agent has agreed to accept a condition securing inward opening doors with a glazed panel in front of them preventing access out to this terrace.

There are no material changes in circumstances since the 2006 approvals. Therefore the applications are again recommended for approval subject to the all the same conditions.

RECOMMENDATION:

Grant subject to conditions.

REASONS FOR RECOMMENDATION:

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

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? No.

DELEGATED

Case Officer sign..... [redacted] ....Date..... 11-1-10

Authorising Of sign..... [redacted] .Date..... 12-1-10