DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/11/0156/FULL – 4 Browning Road, Worthing

DATE OF SITE VISIT:

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

SITE AND SURROUNDINGS:

The proposal concerns a ground floor flat in a two storey detached local interest building on the north side of Browning Road within the Shakespeare Road Conservation Area. A mix of window designs and types are evident in the locality, many single dwelling houses having installed replacement PVCu windows without the need for planning permission. The first floor (top) flat in No. 4 retains timber sliding sash windows.

The flat has existing PVCu windows throughout (including to the bay windows to the front elevation) which were refused planning permission in October 2009 (WB/09/0103/FULL refers). These unauthorised windows do not open by sliding vertically and were refused permission due to their material, design, thickness of frames and glazing bars and method of opening.

PROPOSAL:

The current application seeks planning permission for the replacement of the windows to the front bay window with PVCu sliding sash windows together with a screening fence and gate to the front elevation and trellis to the side elevation. It does not seek to address or regularise the remaining windows that are unauthorised or the replacement door that is also unauthorised and has been installed to the side elevation.

RELEVANT PLANNING HISTORY:

This application has been made following an investigation by the enforcement team and a refusal to grant planning permission for the windows currently in situ.

The planning history for the property is overleaf: -

UPRN is 100061881093

Records 1 to 3 of 3

Application Number	Development Description	Decision	Decision Date
09/0103/FULL	Retrospective application for the installation of replacement white PVCu windows and doors.	APPLICATION REFUSED	05-10-2009
11/0156/FULL	Application for the installation of replacement of the sliding sash windows with white [redacted] PVCu sliding sash windows to the front bay window including a screening fence [redacted]	PENDING	
295/69	ALTERATIONS TO CONVERT DETACHED PROPERTY FROM PRIVATE DWELLING TWO SELF-CONTAINED FLATS. 4 BROWNING ROAD	APPROVED WITH CONDITIONS	06-05-1969

At No. 46 a retrospective application for PVCu windows and a door to the ground floor flat were refused in 2006 (WB/06/0498/FULL refers) and a subsequent appeal dismissed. Planning permission was later granted for the replacement of the windows in the front bay with wood grain effect sliding sash PVCu windows (WB/08/0140/FULL refers).

In 2002 planning permission was refused for replacement white PVCu windows at No. 3 (WB/02/0497/FULL) before subsequently being granted for the rear elevation only (WB/02/01024).

RELEVANT PLANNING POLICIES:

South East Plan Policies – CC6, BE1 and BE6 : Core Strategy Policy 16

Saved [Worthing Local Plan 2003] Policies – BE1, H16 and H18
PPS5: Planning for the Historic Environment

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

The Conservation Area Advisory Committee (CAAC) objects to the installation of replacement PVCu windows on the basis that they would not preserve or enhance the Conservation Area. They raise no objection to the screening fence and gate.

PLANNING ASSESSMENT:

The proposed windows would constitute a significant improvement on those currently installed which detract from the character and uniformity of the building. The proportions and methods of opening are sympathetic to the original timber windows and the materials and design of the windows represent a good balance between energy efficiency and insulation and the requirement to preserve or enhance the historic character and appearance of the conservation area. The objection of the CAAC is noted however, in this instance, the way in which the proposed replacement windows are designed means that the use of PVCu is not as harmful as in a more "traditional" replacement PVCu window and the specific proposed windows are felt to preserve and enhance the character and appearance of the Conservation Area.

RECOMMENDATION: APPROVE subject to:

1. Development to be commenced within 3 years
2. Permission relates only to development shown in drawing number BR/WSA and product details accompanying the application submitted to the Local Planning Authority on 25/02/11
3. The replacement windows authorised by this planning permission shall be installed within 3 months of the date of this decision
4. The screening fence, trellis and gate shown in the details accompanying the application shall be installed within 3 months of the the date of this decision and retained in perpetuity thereafter to the satisfaction of the Local Planning Authority unless any changes are authorised in writing by the Local Planning Authority

REASONS FOR RECOMMENDATION:

The proposed development would not detract from the local environment, can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and preserves and enhances the character and appearance of the Conservation Area. It would consequently not conflict with the policies of the South East Plan (CC6, BE1 and BE6) or the with saved policies of the Worthing Local Plan 2003 (BE1, H16 and H18).

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 on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

YES

DELEGATED

Case Officer Sign..... [redacted] .....Date....3/8/11.....

Authorising Officer Sign..... [redacted] .....Date....3/8/11.....