Expiry Date - 09/12/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1291/24 Recommendation – APPROVE

Site: 49A Shakespeare Road Worthing West Sussex BN11 4AT

Proposal: Removal of External stairs, installation of Juliette balcony to Existing First Floor door

Date of site visit: 18/11/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site Notice: Y

Site and Surroundings

The application relates to a mid-terraced two-storey building located on the west side of Shakespeare Road. The building comprises two self-contained flats, one to each floor level. Notable features of the building's façade include the contrasting brick quoining detail, the decorative ridge detail, the double-height box bay gable protrusion with decorative rendered detailing including columns and white timber vertical sliding sash windows, the cornice between floor levels, and the decorative rendered surround to the front door. This character is distinctive to buildings along this section of Shakespeare Road

To the rear of the building is a modest sized garden space including a narrow passage to the side (south) of the outrigger. A steel staircase attaches the side of the outrigger which provides the first-floor flat with access to the garden from the kitchen door.

The site is located within the Shakespeare Road Conservation Area and the building is included within the Council's list of Local Interest Buildings, like many other properties in the immediate and wider locality.

Proposal

Full planning permission is sought to remove the steel staircase from the side of the building. A Juliette balcony comprising steel metal railings would be installed to the kitchen door to ensure the first-floor flat is compliant with Building Regulations.

Relevant Planning History:

Planning permission granted at the application building for Certificate of Lawfulness for the existing use of property as two flats under 03/00111/CLE, decision issued 13.03.2003.

Planning permission refused at the application building for dropped kerb and vehicular access across frontage including the demolition of the whole of the front boundary wall and brick pillar with hardsurfacing to whole of front garden for parking under AWDM/1030/17, decision issued 24.08.2017 (appeal dismissed).

Consultations:

Worthing Society: No objection. It would improve the appearance of the building and Conservation Area.

Representations: None.

Relevant Planning Policies and guidance

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Conservation Area Appraisal – X Shakespeare Road

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)
DM16 (Sustainable Design)
DM24 (The Historic Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality, and the effects on the character and appearance of the Conservation Area.

Visual Amenity and Heritage

The application building, alike with the other properties within the immediate and wider street scene, positively contributes to the distinctive character and aesthetic of the locality.

To this point, the works to remove the steel staircase would have a negligible impact on the building and Conservation Area owing to its siting to the rear of the terraced row and completely removed from the visual point of the street scene. In any event, the staircase is not an original feature of the building but rather an alien one and anomaly in the context of the building; its removal would actually enhance the appearance of the building's rear elevation whilst visually uncluttering the side passage.

Residential Amenity

There would be no material planning issues in relation to residential amenity. The overlooking situation with the attached neighbours to the south would actually be improved by the staircases removal.

Other

In arriving at this decision consideration has been given to the fact that the removal of the staircase would alleviate stress and preserve the structural integrity of building.

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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: 06.12.2024

Authorised by: Jo Morin Date: 09.12.2024