DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: 52 Shakespeare Road WB/10/0911/FULL

DATE OF SITE VISIT: 20.12.2010

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

PROPOSAL, SITE AND SURROUNDINGS:

The application property comprises a two-storey semi-detached property on the east side of Shakespeare Road currently in use as an HMO (since 1951). It is identified as a Local Interest Building within the Shakespeare Road Conservation Area.

Permission is sought to replace the existing timber sash windows in the front elevation with white uPVC replacements.

PLANNING HISTORY None relevant.

RELEVANT PLANNING POLICIES:

SEP 2009 – CC1, CC6, BE1, BE6
Saved Worthing Local Plan 2003 – BE1
Submission Core Strategy – Policy 16

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

The Conservation Area Advisory Committee has raised a strong objection commenting on the unacceptable change of style and material, and imbalance to an attractive semi-detached building which would not enhance or conserve the Conservation Area.

PLANNING ASSESSMENT:

The key consideration is the effect on the historic character and appearance of the building and the Conservation Area in which it is situated. There would be no adverse implications for residential amenity.

The application property falls into one of the 3 main categories of building type identified in the Conservation Area appraisal, dating from between 1890–1910. It consists of brick-built elevations with gabled bay windows to the front and side under a slate-covered pitched and hipped roof. Decorative features include a dentil string course, and part timber-boarding to the first-floor front elevation and gables, clay-tile open-sided porch and canopy over first-floor window. The application property, and its neighbour which makes up the other half of this attractive pair, have retained much of their original character, including the original timber sash windows with horns, and glazed, timber entrance door. The existing windows consist of upper and lower sashes, with

the upper sash sub-divided into smaller panes. The Shakespeare Road Conservation Area appraisal identifies the introduction of unsympathetic replacement windows as beginning to have a harmful impact on the Conservation Area.

As originally submitted the proposed replacement windows consisted of a fixed top 'sash' and top-hung lower 'sash' inserted within the existing timber sub-frame. It was considered that the method of opening, the thickness of the frames – particularly the opening lower 'sash' – and unsympathetic proportions together with the lack of accurate detailing, including the omission of horns and internal glazing bars would be insensitive to the historic character of this property, unbalancing the appearance of this attractive pair of Local Interest dwellings to the detriment of the character and appearance of the area.

Following negotiations involving the Council's Conservation Architect a revised drawing has been received proposing a Rehau Heritage uPVC vertical-sliding sash window which more accurately reflects the slender frames, proportions and detailing of the existing windows, including horns and internal Georgian glazing bars sub-dividing the upper sash.

Although a traditional timber sliding sash window would be preferred as a more authentic replacement compared to the proposed modern uPVC unit, the proposed windows satisfactorily replicate the detail of the existing windows and would preserve the character of the Conservation Area.

As part of the application submission the applicant identified a number of nearby properties with unsympathetic uPVC replacement windows. However, there are no consents relating to any of the examples highlighted, all of which appear to be unauthorised.

RECOMMENDATION: APPROVE subject to:-

1. Standard time limit
2. Approved drawings

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 25·2·11

Authorising Officer
Sign..... [redacted] .....Date 28/2/11