**RECOMMENDATION SHEET**

Ward: SAL

**APPLICATION NO:** WB/10/0641/FULL

**LOCATION :** Guardian Court Rogate Road Worthing

**PROPOSAL :** Installation of replacement Rosewood PVCu windows and patio doors. Part retrospective.

**OFFICER :** Mr H Barnes-Moss TEL: (01903) 221348

**APPLICANT:**

Anchor
Burnbank
Balliol Business Park
Benton Lane
Long Benton
Newcastle Upon Tyne
NE12 8EW

**AGENT:**

Mr D O'Reagan
The Cats Pyjamas
34 Upper Broadmoor Road
Crowthorne
Berkshire RG45 7BY

Agent's Tel No:

DATE REGISTERED: 6th September 2010

DATE ADVERTISED: 16th September 2010 DATE ADVERT EXPIRES: 7th October 2010

EXPIRY DATE: 1st November 2010

[redacted]EIGHBOUR NOTIFICATIONS

Init. Letter : 7.9.10
Extra Cons :
Expiry Date : 28.09.10

STATUTORY SITE NOTICE

Date Posted :
Expiry Date :

SITE NOTICE Press

Date Posted : 16.9.10
Expiry Date : 7.10.10

EARLIEST DATE DECISION POSSIBLE :
TARGET DATE:

COMM/DEL DATE: 1.11.2010

INITIAL ASSESSMENT :

Drawg Nos: GC 0810-1 ; GC 0810-2 ; 7324/155 ; UBBC01 7324/156

**RECOMMENDATION :-** ~~CONSENT/REFUSE/APPROVE~~

[redacted]BJECT TO/~~ON THE GROUNDS THA~~T :- (Continued overleaf)

1. C1(A)/Rev. Standard full permission (3 yrs)
2. Works to be carried out strictly in accordance with the design, construction and materials and further particulars submitted; drawg nos...

INFORMATIVES

INI4L

'Saved' WLP: BE1; H16; H18
Core Strategy: Policy 16

DELEGATED DECISION CONFIRMED BY DCM BY :

[redacted]

DECISION NOTICE CHECKED BY OFFICER

[redacted]

DATE DESPATCHED BY :

1/11/10

# DELEGATED APPLICATIONS

## ASSESSMENT SHEET

APPLICATION No./ADDRESS: WB/10/0641/FULL - Guardian Court, Rogate Road

DATE OF VISIT: 21st October 2010

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR CONSULTATIONS: N/A

PROPOSAL, SITE AND SURROUNDINGS

Guardian Court is a complex of 2- and 3-storey sheltered flats (totalling 32 units), built in 1975. It is situated on the south side of Rogate Road, a short distance west of Offington Lane. It lies within a residential area comprising a mixture of traditional and modern housing.

Permission is sought for the installation of Rosewood brown PVCu replacement windows, roof lights and doors to all 32 flats in Guardian Court. The application seeks part retrospective permission for the retention of Rosewood brown PVCu windows and rooflights in 14 of the flats.

RELEVANT PLANNING HISTORY:

1974: Permission granted for 32 flats with garaging (WB/788/74)
1990: Tree Preservation Order No. 30 of 1990; Confirmed 25th February 1991

RELEVANT SAVED PLANNING POLICIES:

**Worthing Local Plan 2003:** Policies BE1, H16, H18
**Submission Core Strategy (April 2010):** Policy 16

REPRESENTATIONS

The Executive Head of Health, Housing and Community Safety raises no objections.

HUMAN RIGHTS

Article 8 of the First Protocol (Protection of Property) of the Human Rights Act 1998 is relevant to this application, It is accepted that this 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

Under the above policies the main issues to consider are the impact of the replacement windows (both existing and proposed) on the appearance of the building and on the visual amenities of the area, in terms of design, construction, detailing and materials.

At present, there is an admixture of original brown painted timber windows and recently installed replacement Rosewood 'wood-grain brown' PVCu windows in the building.

This mixture of windows, to some extent, detracts from the appearance of the building; however, the replacement windows have a wood-grain effect, which, in my opinion, fits in well with the design and form of the building.

The proposal to continue the replacements using the same Rosewood brown PVCu windows and doors as those already installed, is to be welcomed, as this would provide a consistent pattern, design and appearance of windows, roof lights and doors that will enhance the appearance of the building, as well as providing improved insulation for the flats, removing the present mixture of old and new windows.

The design and position of the replacement windows does not impact upon the amenities or privacy of any of the surrounding properties, given the distance of the development away from those properties.

The application accords with the above policies, and the works are considered to be acceptable, subject to the requirement that the replacement windows and doors shall be installed strictly in accordance with the design, construction and materials specification submitted, only, and in no other manner without the prior consent of the LPA; this being necessary to safeguard the character and visual amenities of the area.

On this basis, conditional permission is recommended to be granted.

RECOMMENDATION

**Grant permission,** subject to:

1. C1 (a) Standard full permission – 3 years
2. Replacement windows to be Rosewood brown PVCu in accordance with the design and construction and materials schedule submitted only

REASON FOR THE RECOMMENATION

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Worthing Local Plan (BE1, H16, H18) and the Submission Core Strategy (Policy 16).

IS THE RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION: Y/N

**DELEGATED**

Case Officer sign [redacted] .....Date.....

Authorising Officer sign [redacted] .....Date 1·11·10