Expiry Date - 01/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0787/23 Recommendation – APPROVE

Site: 106 - 108 George V Avenue Worthing West Sussex BN11 5RS

Proposal: New external doors and windows throughout the commercial property. Small infill extension to the rear of the property

Date of site visit: 19.07.2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 3-storey, mid-terrace building with brick elevations and pitched, pantile roof with flat-roofed rear off-shoots, located on the east side of George V Avenue, close to the roundabout junction with Goring Road. The building is currently vacant but was last used as a bank (Class E(c)) on the ground-floor with ancillary offices on the upper floors above. The property is located with Goring Road District Shopping Centre.

The terrace of which this building forms part is identified as a 'Local Interest Building'. The Local Interest Study (2003) notes the protruding concrete balconies and horizontal emphasis of the terrace together and its curved form fronting onto the roundabout, which is mirrored by the similar terrace on the west side of George V Avenue. The Study notes that the majority of the original Crittall windows have been replaced, although these remain in situ throughout the application property.

Proposal

Permission is sought for external alterations involving the blocking up of existing, and formation of new, window and doors openings on the ground, first and second-floor rear elevations, a 2-storey rear infill extension at first-floor and second-floor, removal of existing external stairs between first and second-floor on rear elevation, a replacement aluminium-framed shopfront with new entrance doors providing street access to the upper floors, and replacement white-framed UPVC windows to the upper floors on the front elevation.

The former ATM and bank signage has already been removed.

Relevant Planning History:

NOTICE/0010/23 Application for Prior Approval for Change of Use of first and second floors from Commercial Class E to 2no. two bedroom flats (Class C3). Pending consideration.

Consultations: None.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM13
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the upgrading and refurbishment of the existing building stock within the built-up area. The key considerations are the impacts on the function and vibrancy of the District Centre as well as on the visual and residential amenities of the locality.

District Centre

Policy DM13 seeks to retain the existing hierarchy of viable and vital shopping centres within the town, with Goring Road identified as a District Centre with an important retail function. The proposals the subject of this application do not involve any change of use. The existing former bank frontage is tired and dated and the proposed new shopfront would help revitalise its appearance and enhance the commercial attraction of this vacant unit.

Visual Amenity

The existing shopfront is not original. The proposed dark-grey aluminium framed shopfront with large, single pane shop windows and glazed doors with fanlights will have a modern appearance, not dissimilar to that existing at No.110 adjoining to the north. The proposed design bi-sects the existing frontage with the new shopfronts/shop entrances, plus separate doors leading to the upper floors, mirrored on either side of a central column to create a balanced appearance that coheres with the proportions of the architectural features on the upper floors of the building. This arrangement also gives flexibility for the vacant commercial space to be occupied either as a single unit as existing, or 2 smaller units.

The existing black Crittall windows are highly characteristic of this Art Deco style of architecture with their narrow framing and horizontal sub-divided proportions. Although the proposed white UPVC replacements retain the horizontal proportion, their framing will be notably ‘heavier’ in appearance and less elegant than the existing windows. However, planning permission was recently granted to replace the windows on the upper floors of neighbouring 104 George V Avenue/64 Goring Road with white UPVC units similar to those

proposed (AWDM/0853/18), which has since been implemented. The upper floor windows at 110 George V Avenue, neighbouring to the other side, have also been in replaced in white UPVC albeit there is no record of any permission. Whilst the replacement of the Crittall windows will result in a loss of existing character, the effect on visual amenity and on the historic interest of the building would not be so harmful to justify refusal.

At the rear, the proposed infill extension would be 2.9m wide and 2.8m deep with a parapet flat roof to match that of the existing rear offshoots to either side. The infill extension would be subsidiary in scale and appearance to the main building. It would be visible from the upper floor windows of neighbouring properties in the terrace (as it wraps round south and east fronting Goring Road) and from Eleanor Court to the north, but would not be discernibly noticeable in the streetscene.

There would be no harm arising from the loss of the existing rear external stairs at 2nd floor, or from the insertion of new and re-positioned windows/doors altering the existing fenestration pattern at the rear.

Residential Amenity

The nearest residential occupiers are on the upper floors of 104 George V Avenue/64 Goring Road adjoining to the south. The proposed infill extension would not be visible from the rear windows of these properties and, along with the proposed new and re-positioned window/doors at the rear, would have no adverse impacts on their amenity.

The rear extension and alterations would be visible from the rear windows of nearby upper floor flats fronting Goring Road, but as the infill extension would be no deeper, and the new and re-positioned windows/doors no closer, than those in the rear wall of the existing first and second-floor offshoots, there would be no adverse impacts on the amenities of these occupiers.

The adjoining property to the north No.110 is 2-storey in scale and in commercial use throughout.

Eleanor Court, a 3-storey purpose-built flat building, lies to the north and east of the site, more than 20m distant. The proposed infill extension and alterations would have no adverse impact on the amenities of the occupiers.

The shopfront alterations at the front of the building would have no adverse impacts on residential amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Extension matching materials

Expiry Date - 01/08/2023

Informative

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:	Jo Morin	Date: 27.07.2023
Authorised by:	Peter Barnett	Date: 27 July 2023