



WORTHING BOROUGH COUNCIL

11 February 2025

Worthing Planning Committee	
Date:	19 February 2025
Time:	6.30 pm
Venue:	Gordon Room, Worthing Town Hall

Committee Membership: Councillors Noel Atkins, Samuel Theodoridi (Vice-Chair), Richard Nowak, Helen Abrahams (Chair), Henna Chowdhury, Hilary Schan, Rosey Whorlow and Dale Overton

NOTE:

Anyone wishing to speak at this meeting on a planning application before the Committee should register by telephone (01903 221006) or e-mail democratic.services@adur-worthing.gov.uk before **midday on Tuesday 18 February 2025**.

Agenda

Part A

1. Substitute Members

Any substitute members should declare their substitution.

2. Declarations of Interest

Members and Officers must declare any disclosable pecuniary interests in relation to any business on the agenda. Declarations should also be made at any stage such as interest becomes apparent during the meeting.

If in doubt contact the Legal or Democratic Services representative for this meeting.

Members and Officers may seek advice upon any relevant interest from the Monitoring Officer prior to the meeting.

3. Public Question Time

So as to provide the best opportunity for the Committee to provide the public with the fullest answer, questions from the public should be submitted by **midday on Friday 14 February 2025**.

Where relevant notice of a question has not been given, the person presiding may either choose to give a response at the meeting or respond by undertaking to provide a written response within three working days.

Questions should be submitted to Democratic Services – democratic.services@adur-worthing.gov.uk

(Note: Public Question Time will last for a maximum of 30 minutes)

4. Members Questions

Pre-submitted Members questions are pursuant to rule 12 of the Council & Committee Procedure Rules.

Questions should be submitted by **midday on Friday 14 February 2025** to Democratic Services, democratic.services@adur-worthing.gov.uk

(Note: Member Question Time will operate for a maximum of 30 minutes.)

5. Confirmation of Minutes

To approve the minutes of the Planning Committee meeting held on **Wednesday 22 January 2025**, which have been emailed to Members.

6. Items Raised Under Urgency Provisions

To consider any items the Chair of the meeting considers urgent.

7. Planning Application (Pages 5 - 16)

To consider the report by the Assistant Director for Regenerative Development, attached as Item 7.

8. Appeals Decision (Pages 17 - 22)

To consider the report by the Assistant Director for Regenerative Development, attached as Item 8.

Part B - Not for publication - Exempt Information Reports

None.

Recording of this meeting

Please note that this meeting is being audio live streamed and a recording of the meeting will be available on the Council's website. This meeting will remain on our website for one year and will be deleted after that period. The Council will not be recording any discussions in Part B of the agenda (where the press and public have been excluded).

For Democratic Services enquiries relating to this meeting please contact:

For Legal Services enquiries relating to this meeting please contact:

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David Jones
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Duration of the Meeting: Three hours after the commencement of the meeting the Chairperson will adjourn the meeting to consider if it wishes to continue. A vote will be taken and a simple majority in favour will be necessary for the meeting to continue.

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Planning Committee
19 February 2025

Agenda Item 7

Ward: ALL

Key Decision: Yes / No



WORTHING BOROUGH
C O U N C I L

Report by the Assistant Director for Regenerative Development

Planning Applications

1

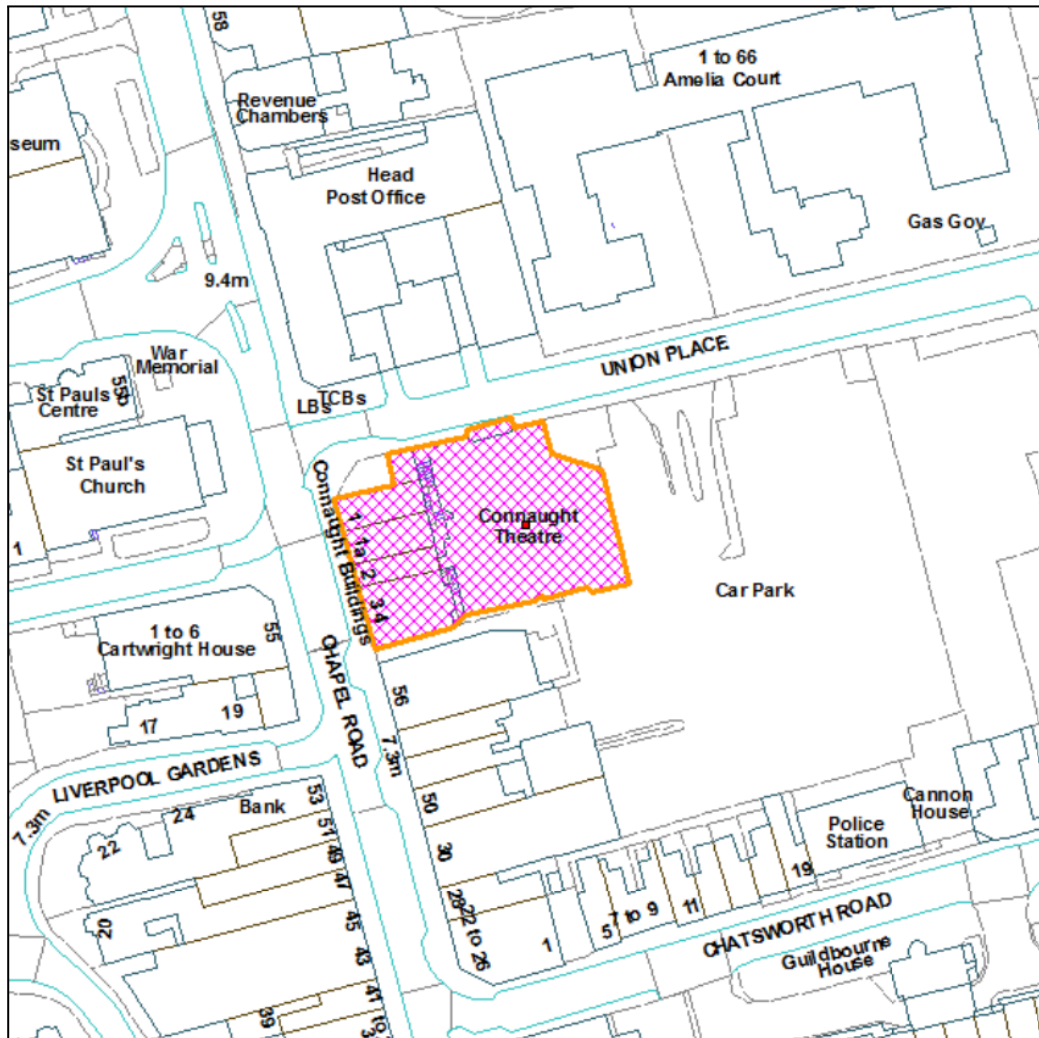
Application Number: AWDM/1369/24 Recommendation – APPROVE

Site: Connaught Theatre, Union Place, Worthing

Proposal: Replacement of single glazed windows with double glazed windows within Connaught Theatre and Connaught Buildings.

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Application Number:	AWDM/1369/24	Recommendation - APPROVE
Site:	Connaught Theatre, Union Place, Worthing	
Proposal:	Replacement of single glazed windows with double glazed windows within Connaught Theatre and Connaught Buildings.	
Applicant:	Kevin Smith, Worthing Borough Council	Ward: Central
Agent:	Christopher Harding, AECOM	
Case Officer:	Rebekah Hincke	



Not to Scale

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This application is brought to the Planning Committee for determination due to the Council's ownership of the buildings.

Proposal, Site and Surroundings

The application seeks permission for replacement windows to all elevations of Connaught Theatre and to Connaught Buildings to its upper floors.

Connaught Theatre is located on the south side of Union Place and Connaught Buildings is adjacent to its west side. Connaught Buildings is on the corner of Union Place at the junction with Chapel Road to the west. The site is within the Chapel Road Conservation Area and both buildings are local interest buildings and identified as positive contributors to the character and appearance of the conservation area. Connaught Theatre is included in the Worthing Local Interest Study (2003) which describes the theatre building as follows:

This frontage to the theatre was added in 1935 by local architect, A T W Goldsmith. The front of the building originally sported wall tiles, which was a common feature of cinemas of this period. In the 1980s the tiles were replaced with the present render as part of a refurbishment of the whole theatre. It is an important building within the town and one of the better examples of its period, with continuous horizontal bands of glazing on the upper level and corner windows.

Double glazed units are proposed as described in the agent's supporting statement as follows:

- I. Connaught Theatre - Replace all North (front) façade elevation windows to Connaught Theatre with Crittall Corporate W20 openable windows. All timber sub-frames to be retained and repaired where necessary.
- II. Connaught Theatre – Replace East (side) and South (rear) all existing steel openable casement windows with Comar Legacy Slimline Heritage double-glazed aluminium openable casement windows.
- III. Connaught Theatre – Replace timber sash and steel Crittall South elevation windows in vicinity of fire escapes with Aluminium Fire Systems MB78-EI double-glazed aluminium fixed casement windows.
- IV. Connaught Studio - Replace first and second floor timber casement windows to North (front) elevations with Parsons Joinery double glazed timber casement windows.
- V. Connaught Studio - Replace first floor timber casement windows to West (side) elevations with Parsons Joinery double glazed timber casement windows.
- VI. Connaught Studio – Replace East elevation (side) first floor timber windows with Comar Legacy Slimline Heritage double-glazed aluminium openable casement windows.

- VII. Replace two first floor timber casement windows to Connaught Theatre Southwest and Studio Southeast elevations in alley between the buildings with Comar Legacy Slimline Heritage double-glazed aluminium openable casement windows.

Relevant Planning History

None relevant

Other applications for window alterations for Worthing Museum (AWDM/1348/24) and Assembly Hall and Richmond Room (AWDM/1340/24 & AWDM/1339/24) were considered and approved at the previous Planning Committee meeting.

Consultations

Adur & Worthing Councils:

Design and Conservation Architect: No objection to the proposals, and comments that he is satisfied with the latest details and has been in discussions with the applicants since pre-application stage.

Worthing Society: Thank you for requesting our comments regarding the aforementioned Planning Application. The works involve the replacement of single-glazed windows with a proposed double-glazed system. I have now had the opportunity to discuss the application with our Heritage Team and we have the following comments:-

The Connaught Theatre and Connaught Buildings (Studio) occupy a landmark site within the Chapel Road Conservation Area (CA) and are included on the Councils Local Interest List as buildings of historic interest.

Although not included on the Statutory List, the style of the windows, particularly in respect of the Art Deco Connaught Theatre, makes a positive contribution to the character of both buildings. Therefore Policy DM23 of the Local Plan is a relevant consideration.

Connaught Theatre – We welcome the fact that all the Crittall Art Deco style windows on the main north façade will be matched as closely as possible in colour and design, are being replaced with Crittall Corporate W20 openable windows. All timber sub-frames to be retained and repaired where necessary. This is an important aspect of the works as this elevation gives the building its distinctive character and is clearly visible within the CA.

Connaught Buildings (Studio) – West and North Elevations: The present window frames are discoloured and in poor condition, detracting from the character of the building which occupies a significant corner site. We consider the replacement double-glazed timber casement windows will be an improvement. The applicant proposes to use a joinery firm to match the existing window profiles as far as possible

Connaught Theatre and Studio (South Elevation): We consider the south facing elevations of the buildings are important historically as the profile charts the change from the original Picturedrome to the Art Deco theatre. It is proposed to replace the existing windows with aluminium frames. The Society suggests these works offer the opportunity to replace the existing sash windows with timber-framed double-glazing.

We have noted the points in the Design and Access Statement regarding Policy DM16 of the Worthing Local Plan and the desirability of improving Energy Performance and meeting the ongoing challenges of climate change.

SUMMARY

In principle, we are supportive of this programme of works to refurbish and extend the long term use of the windows and sustainability of the buildings. We have noted that the applicant's architect has made considerable efforts to source materials of good design to match the character of the original windows. However, where we do digress is the inclusion of aluminium windows as stated above. Perhaps consideration can be given to reviewing this aspect of the proposal.

Representations

None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (2024)

Planning Practice Guidance

Worthing Local Plan 2020-2036 (2023): DM5, DM16, DM24

Chapel Road Conservation Area Appraisal

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations

Section 73A and also Section 72 Planning (Listed Building & Conservation Areas) Act 1990 which require the Local Planning Authority (LPA) to pay special attention to the desirability of preserving or enhancing the appearance of the Conservation Area.

Planning Assessment

It is considered that the main issue for this application is consideration of the impact of the proposals on the significance of the buildings and on the character and appearance of the conservation area.

Visual amenity and impact on the conservation area

The Connaught Theatre and Connaught Buildings are buildings of local interest and whilst not listed buildings they are within the conservation area and as such are undesignated heritage assets.

Connaught Theatre and Connaught Buildings are both prominent buildings, readily visible from the surrounding streets and adjacent car park, with particularly prominent frontages onto both Union Place and Chapel Road. Traditional windows and their glazing make an important contribution to their significance.

The Design, Access, and Heritage Statement outlines that the works are required to improve the energy efficiency of the buildings, with benefits from increased thermal and noise insulation as well as reduced running costs and improved comfort of users.

The proposals have been the subject of pre-application discussions with the Council's Design and Conservation Architect. The approach has been to try to replicate the windows on the Union Place and Chapel Road frontages but taking a balanced judgement on the impact on the non-designated heritage asset by allowing some flexibility elsewhere over differences in window styles and types where required.

For the theatre building, a double glazed Crittal Corporate W20 window is proposed to replace the existing Crittal windows on the front (north) elevation and side (west and east) elevations towards the frontage. These would have a similar overall appearance to the existing windows and with comparable detailing and colour to match existing. The timber subframe would be retained and repaired where necessary ensuring a sympathetic appearance on this prominent frontage.

Elsewhere to the sides (towards the rear) and to the rear elevation of the theatre building, the existing windows would be replaced with aluminium casement windows. These would be a combination of Comar Legacy Slimline Heritage double-glazed aluminium openable casement windows and, where in the vicinity of fire escapes, Aluminium Fire Systems MB78-EI double-glazed aluminium fixed casement would be installed.

Although there would be differences in the detailing of these windows and the comments from the Worthing Society in relation to the timber windows are noted, those windows at the rear would be primarily viewed from the adjacent car park site which falls outside of the Conservation Area and also seen in the context of the rear elevations of adjacent buildings in Chapel Road which contain a variety of window types and rear servicing additions. Nevertheless some attention has been given to their overall appearance in terms of proportions for those windows most visible and

where a fire rated window is not required. The colour finish would match the existing windows.

For the upper floors of Connaught Buildings fronting onto Union Place and Chapel Road, the existing timber windows would be replaced by a bespoke product from Parsons Joinery, to replicate the material, operation and finish of the existing windows. During the course of the application revised drawings with sections have been provided which demonstrate a similar appearance and comparable detailing to the existing windows.

The Council's Design and Conservation Architect is satisfied that the proposed windows would provide a similar appearance to the existing windows and has raised no objection. It is considered that their design and materials would provide a suitable alternative to the existing windows which would not cause any significant impact on the significance of the building or the character of the wider conservation area.

Sustainability

The proposed windows would improve the thermal performance of the building, which is broadly supported by the Sustainable Design Policy DM16. The statement outlines that there will be embedded carbon in the production of the replacement glazing but this would be offset by the benefits of improved thermal efficiency to reduce energy consumption.

The proposed double glazing would achieve U-values of between 1.1 W/(m²K) and 1.6W/(m²K), which is a significant improvement on the existing single glazed windows which have a U-value of 4.8 W/(m²K), and would meet the maximum U-value of 1.6W/m²K required by Part L of the Building Regulations.

Conclusion

Although the works would have some impact upon the building and conservation area, this would be limited. The NPPF requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Having regard to the sustainability benefits the windows would offer in improving the overall thermal performance of the buildings and in supporting the continued viable use of the buildings, whilst not causing any significant harm to the character of the building and preserving the character and appearance of the wider conservation area, the proposals are considered acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans.
2. Standard time limit
3. Materials and finish as specified

19 February 2025

Local Government Act 1972

Background Papers:

As referred to in individual application reports

Contact Officers:

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Schedule of other matters

1.0 Council Priority

- 1.1 As referred to in individual application reports, the priorities being:-
- to protect front line services
 - to promote a clean, green and sustainable environment
 - to support and improve the local economy
 - to work in partnerships to promote health and wellbeing in our communities
 - to ensure value for money and low Council Tax

2.0 Specific Action Plans

- 2.1 As referred to in individual application reports.

3.0 Sustainability Issues

- 3.1 As referred to in individual application reports.

4.0 Equality Issues

- 4.1 As referred to in individual application reports.

5.0 Community Safety Issues (Section 17)

- 5.1 As referred to in individual application reports.

6.0 Human Rights Issues

- 6.1 Article 8 of the European Convention safeguards respect for family life and home, whilst Article 1 of the First Protocol concerns non-interference with peaceful enjoyment of private property. Both rights are not absolute and interference may be permitted if the need to do so is proportionate, having regard to public interests. The interests of those affected by proposed developments and the relevant considerations which may justify interference with human rights have been considered in the planning assessments contained in individual application reports.

7.0 Reputation

7.1 Decisions are required to be made in accordance with the Town & Country Planning Act 1990 and associated legislation and subordinate legislation taking into account Government policy and guidance (and see 6.1 above and 14.1 below).

8.0 Consultations

8.1 As referred to in individual application reports, comprising both statutory and non-statutory consultees.

9.0 Risk Assessment

9.1 As referred to in individual application reports.

10.0 Health & Safety Issues

10.1 As referred to in individual application reports.

11.0 Procurement Strategy

11.1 Matter considered and no issues identified.

12.0 Partnership Working

12.1 Matter considered and no issues identified.

13.0 Legal

13.1 Powers and duties contained in the Town and Country Planning Act 1990 (as amended) and associated legislation and statutory instruments.

14.0 Financial implications

14.1 Decisions made (or conditions imposed) which cannot be substantiated or which are otherwise unreasonable having regard to valid planning considerations can result in an award of costs against the Council if the applicant is aggrieved and lodges an appeal. Decisions made which fail to take into account relevant planning considerations or which are partly based on irrelevant considerations can be subject to judicial review in the High Court with resultant costs implications.



Appeal Decision

Site visit made on 4 November 2024

by **V Simpson BSc (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 17th January 2025

Appeal Ref: APP/M3835/W/24/3348444

1 Littlehampton Road, Salvington, Worthing, West Sussex BN13 1PY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Xianming & Xiaomei Lin against the decision of Worthing Borough Council.
- The application Ref is AWDM/0405/24.
- The development proposed is the change of use from restaurant to an office and a flat; demolition of the rear storage and erection of a two-storey dwelling house with a front garden; removal of restaurant kitchen extractor duct, internal alterations and associated works.

Decision

1. The appeal is dismissed.

Preliminary Matters

2. In December 2024 the Government published the 2023 Housing Delivery Test (HDT) results. The main parties have been afforded the opportunity to comment upon the implications of this. The 2023 HDT measurement for the Council is 107%. That being the case, and on the basis that the Council can demonstrate a five-year supply of deliverable housing sites, the application of footnote 8 of the National Planning Policy Framework (the Framework) does not indicate that the presumption in favour of sustainable development contained within paragraph 11d of the same document applies in the determination of this appeal.

Main Issues

3. The main issues are;
 - whether the development would provide adequate living conditions for future occupiers, with particular regard to outlook, privacy, and internal space; and the effect of the development on;
 - the character and appearance of the area; and
 - the vitality and viability of the Thomas A. Beckett Local Centre

Reasons

Living conditions

4. Flat 1C would have an elongated open plan kitchen/living/dining room (the main living space). The outlook from this room would be restricted to a single window - in the position of an existing doorway, and a rooflight. The exterior stairs and platform providing access to flats 1A and 1B, would severely restrict the outlook that would be available from the window in the wall of the main

living space. Moreover, due to the height, and proximity of existing and proposed structures to the rooflight, users of the main living space would also have a poor outlook through this opening.

5. There is vehicular and pedestrian access to the side of the building subject of this appeal. This would provide access to all 4 residential units on the appeal site. It also provides access to several other properties to the south. Those using this access would pass immediately adjacent to the sole window that would serve bedroom 2 of flat 1C. Clear and close views into the room would therefore be possible by passersby. Moreover, users of the exterior steps that provide access to flats 1A and 1B would pass close to the windows that would serve bedroom 1 and the main living space of flat 1C. Such users would have clear and close views into these rooms, as well as into the only 2 windows that would serve the dwelling at 1D.
6. Even if bedrooms are generally less likely to be occupied during the day than other parts of a dwelling, in this case, future occupiers of 1C and 1D would not be able to secure a reasonable level of privacy within either the bedrooms or the main living spaces of the properties. Measures such as the use of net curtains and/or the installation of obscure glazing could undoubtedly mitigate the harm that would otherwise be caused by lack of privacy. However, these measures would harmfully reduce the outlook available to future occupiers of flat 1C and 1D.
7. The accommodation at 1D would comprise a small 2 storey- dwelling, which would contain; one bedroom; a shower room; an open plan kitchen/living room; and storage areas. The Government's Technical housing standards – nationally described space standard (NDS) does not include a minimum gross internal floor area for a 1 bedroom 1 person dwelling with accommodation over 2 levels. By a small amount, the internal area of the dwelling would exceed the minimum NDS for a 1 bedroom 1 person dwelling over a single storey. However, the staircase within the property would reduce the amount of floor space available at both ground and first floor levels. Moreover, the need to keep the areas close to the top and bottom of the stairs clear, would further reduce the amount of floor space that could be used for purposes other than circulation.
8. Consequently, and even if this dwelling were to only accommodate a single person, the living space would be cramped, and future occupiers would have insufficient internal space to enable them to secure adequate living conditions.
9. While the small garden/yard area to the front of 1D would not be private, it would afford future occupiers with an external space which could be used for some limited recreational purposes. Nevertheless, this consideration does not lead me away from my other findings in respect of this main issue.
10. For the reasons given, the proposed development would not afford future occupiers adequate living conditions with particular regard to outlook, privacy and internal space. Consequently, it would conflict with policies DM2 and DM5 of the Worthing Borough Council – Local Plan 2020-2036 – adopted 28 March 2023 (the Local Plan). Collectively these policies require development to be of a high-quality of design which is fit for purpose, and which provides a good living environment for future residents.

Vitality and viability of local centre

11. The part of the building on the appeal site that is used as a hot food takeaway and restaurant, has a ground floor frontage addressing Littlehampton Road. The building forms one of a series of properties within the Thomas A. Beckett Local Centre, which is identified as a Medium Scale Local Centre within policy DM13 of the Local Plan.
12. Amongst other things, policy DM13 seeks to ensure that changes of use and redevelopments within town, district and local centres support, rather than detract from the successful functioning of the centres and their ability to meet local needs. In medium scale local centres, this policy seeks to retain a core of retail uses of 50%.
13. Even if the number of retail premises within the Thomas A. Beckett local centre is less than 50%, the development would not result in a further reduction in such premises. This is because the existing hot food takeaway and restaurant on the appeal site, is not a retail use.
14. The building would retain ground floor commercial frontage, which would provide access to an open plan office area. Although relatively small, the commercial unit would include facilities including storage and a W.C. Moreover, the office space would be of a sufficient size to accommodate at least 1 workstation, at the same time as some visitors/customers.
15. The office would fall within Class E of Schedule 2, part A, of the Town and Country Planning (Use Classes) Order 1987 (as amended). Other uses within this class include some retail uses, financial and professional services, as well as other services which are appropriate in a commercial, business or service locality. As such, and although an office is proposed, subsequent uses of this part of the building would not be restricted to office use only.
16. I accept that a further vacant commercial unit within the centre would be harmful to the viability and vitality of the local centre. However, in this case the appellants have indicated that the office would initially be used by a family member. Furthermore, and in principle, the use of the commercial space is likely to be attractive to other businesses within Use Class E. This is because not all such businesses require large spaces from which to operate, and do not wish to incur the costs associated with excess space.
17. The glazed front door of the commercial unit, and the large-glazed openings adjacent to it, would be retained. Moreover, the front door would provide the sole means of access to the premises. Consequently, and even if blinds or other measures such as the use of opaque glass were installed, and/or, there were to be no shop window display, the building would retain an active frontage.
18. Throughout the daytime, the use of the proposed commercial premises is reasonably likely to generate more comings and goings to the local centre than the existing hot food take away and restaurant. This is because the evidence indicates that the existing premises doesn't open until late afternoon. That being the case, the development would positively contribute towards the daytime vitality of the local centre.
19. For these reasons the development would not cause harm to the vitality and viability of the Thomas A. Beckett Local Centre. Consequently, and even if

50% of the units within the local Centre would not be in retail use, the development would not conflict with policy DM13 of the Local Plan.

Character and appearance

20. The appeal site is within a relatively densely built-up urban area, which incorporates a variety of land uses and forms of development. These include a range of commercial premises as well as houses and flats.
21. The proposed dwelling would be constructed to the rear of a taller part of the building on the site, and it would not be readily visible from within the nearby public realm. As such, it would not read as part of the commercial frontage within the Thomas A. Beckett Local Centre, and it would not materially change the appearance of the local townscape when viewed from the nearby public realm.
22. Although the proposed dwelling would be 2 storey with a pitched roof over, the pitch would be similar to that found on nearby buildings. Furthermore, the overall height of the dwelling would be comparable with several nearby houses and buildings - including the adjacent commercial garage building.
23. Even though the scale and massing of the proposed dwelling would be significantly less than the main part of the retained building, it would read as a subservient extension to it. In part, this is because the external facing materials would match those on the retained part of the building, and because it would be located to the rear of the property.
24. Although the proposed bin and bike storage areas would not be expansive, they would be adequate for their intended purposes. Furthermore, they would make efficient use of parts of the site - such as under the stairs, that might otherwise be underutilised.
25. The footprint of the dwelling would not exceed that of the part of the building it would replace. Consequently, and while the development would lead to an onsite intensification of built form, this would not be harmful in this otherwise built-up area. Moreover, the removal of the unsightly restaurant kitchen extractor duct, would improve the appearance of the rear of the property.
26. For these reasons, the development would not cause harm to the character and appearance of the area. Consequently, and in respect of this main issue, it would comply with policy DM5 of the Local Plan. Amongst other things, this policy requires development to be of a high design quality and to respect and enhance the character of the site and the prevailing character of the area.

Other Matters

27. Additional housing on the appeal site would afford future occupiers with close and convenient proximity to a range of local services and facilities. It would also bring benefits to the local economy and contribute to the Government's objective of significantly boosting the supply of housing. However, given that only 2 new dwellings would be formed, these benefits would be small.
28. The removal of the restaurant kitchen extractor duct, and the introduction of planting around the front garden of the dwelling at 1D, would bring small benefits to the appearance of the appeal site and the area around it.

29. While the development would not cause harm to the living conditions of the occupiers of nearby dwellings, this is a neutral consideration.

Conclusion

30. Notwithstanding my findings in respect of the second and third main issues, the proposed development would not afford future occupiers adequate living conditions with particular regard to outlook, privacy and internal space. In my view, this and the associated development plan conflict are prevailing considerations. The proposal should therefore be regarded as conflicting with the development plan when read as a whole. Moreover, material considerations do not indicate that the appeal should be decided other than in accordance with the development plan.

31. I therefore conclude that this appeal should be dismissed.

V Simpson

INSPECTOR

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