
Appeal Decision

Site visit made on 2 February 2017

by AJ Steen BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 6 March 2017

Appeal Ref: APP/M3835/W/16/3161518

6B Cricketers Parade, Broadwater, Worthing BN14 9DB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Hugo Wastnage against the decision of Worthing Borough Council.
 - The application Ref AWD/0870/16, dated 2 June 2016, was refused by notice dated 8 August 2016.
 - The development proposed is repair of external pillar with brown tiled effect finish.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. The application forms describe the development as retrospective. However, that is not a description of development so I have removed it from the description set out above. I was able to view the completed development when I visited and have taken this into account in coming to my decision.

Main Issue

3. The main issue is the effect of the brown tiled effect finish to the pillar on the character and appearance of the existing building, which is locally listed, and the surrounding area.

Reasons

4. Cricketers Parade is in a prominent location set behind a small open landscaped area and away from the road. It is a distinctive building that dates from the 1960's, with vertical concrete supports projecting up the front of the first and second floors and wrapping under the first floor to the ground in the form of pillars in front of the shops on the ground floor that are set back under an overhang. Most of these pillars form the divide between the shop units and project a short distance in front of the shop fronts. However, units in the centre of the parade appear to have been subdivided, such that there is a pillar in the middle of unit 6B with the shop front set a short distance behind what is now a freestanding pillar.
 5. Apart from that at 6B, the pillars in the parade are all tiled with small bright blue tiles, which, combined with the concrete supports above, provide a regular rhythm that divides the parade and is an integral part of the character and
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appearance of the building. The brown tiled effect finish to the column in front of no. 6B is less prominent due to its colour, but interrupts this rhythm and consequently appears discordant and incongruous within this distinctive parade of shops. Although the shop front is set behind the pillar, this does not affect the rhythm of the parade as much as the break in the regular rhythm of blue tiled columns.

6. For this reason, I conclude that the brown tiled effect finish to the pillar alters the rhythm of the pillars such that it harms the character and appearance of the locally listed building and the surrounding area. As such, it is contrary to Policy 16 of the Worthing Core Strategy and the National Planning Policy Framework (the Framework) that seek good quality design that responds to important aspects of local character and protect heritage assets, including locally listed buildings, from harm.
7. I note that the cladding was carried out during a professional shop fit in order to repair the pillar that was in a poor condition with cladding to match the rear wall of the store and that no comments have been received from local businesses and residents. However, these matters do not overcome the harm I have found to the character and appearance of the building and area.
8. For the above reasons and taking into account all other matters raised, I conclude that the appeal should be dismissed.

AJ Steen

INSPECTOR