Expires 10/9

Development Control – Delegated Officer Report

Application Number: ADC/0255/08 Recommendation - Permit

Site: **13 Church Street Shoreham-by-Sea West Sussex BN43 5DQ**

Proposal: **2 rooflights in front roof slope**

The Application

The application property is a mid terraced house of painted stucco walls with a parapet roof behind which sits a ridged slate roof. The house is sited halfway up Church Street on the western side and is located within the Conservation Area and is covered by an Article 4 Direction restricting permitted development rights.

The proposals is to install two Conservation Style roof lights 0.66m wide by 1.18m in height in the front roof slope.

To the north of the dwelling is located a terrace of four houses set back from the highway by small front gardens (No's 15 – 21). Two of these houses have front roof lights of different styles, one permitted at No.15 under ADC/0443/06 as part of a full roof conversion. Due to the Article 4 Direction the buildings within the street appear well maintained and relatively original in appearance.

Consultations and Representations

West Sussex County Council: No comments received.

Adur District Conservation Advisory Group: No objection.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, CH4, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05

Planning Assessment

Policies
There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policy AB4 also requires design and construction materials be of a high standard.

Visual amenity

The proposed rooflights are considered to be acceptable in design. They would lie completely flush with the existing roof slates, have thin black frames and a decorative central mullion, which would preserve the character of the Conservation Area.

The siting of the roof lights themselves would be unseen from street level. The decorative parapet design returns to the front elevation of the adjacent dwelling (No.15) on the north side and obscures the roof from view. On the south side the parapet also has a small return and due to its height obscures the majority of the roof plane from view.

The siting of the two roof lights would not have a detrimental effect on the house and would be unseen from street level, therefore preserving the character and appearance of the Conservation Area.

Residential amenity
The proposals would not result in loss of privacy, outlook or natural light from any of the surrounding residential dwellings.

Recommendation

APPROVE for reason that :-
2PC + 1PPi – amended.

....of the Conservation Area and does not detract from the local environment and can ..... policies of the ADLP (AG1, AB4, AH7) and the WSSP (LOC1, CH4, DEV1)

1. C1Ci.
2. The two roof lights in the eastern roof slope hereby approved shall be flush fitting Conservation Roof Windows GGL SD5N1 as described in the supplier's specification received on 16.07.08 unless otherwise agreed in writing by the Local Planning Authority.
   Reason: *In the interests of visual amenity and to comply with policy AB4 of the ADLP and CH4 of the WSSP.*

Case Officer: JMoore
Date: 19-08-08 RB 20/8/08