Development Management – Delegated Officer Report

Application Number: AWDM/1670/22 Recommendation: Approve

Site: Swanborough Court, New Road, Shoreham-by-sea

Proposal: Renewal of the flat roof covering and increase of insulation levels with raised parapet

Date of Site Visit: Seen previously

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to Swanborough Court, two 3 storey flat-roofed blocks of flats on the junction of New Road and Tarmount Lane. The site lies within the Shoreham Conservation Area. New Road to the south is a residential street comprising terraced two storey houses, rooms in the roof. Tarmount Lane to the north is more mixed in character, with a public car park opposite the site, a 3 storey telephone exchange building adjacent to the car park and a 2 storey nursery to the west. The road leads to the commercial centre of Brunswick Road.

It is proposed to renew the existing flat roof coverings to prevent leaks. The submitted D&A Statement explains that:

"*In accordance with current building regulations requirements, such extensive refurbishments to the roof will require an increase in the flat roof insulation levels. Considering that the top floor flats are in occupation, the only option is to lay additional insulation externally, above the existing flat roof structure. Such increases in the levels of insulation will have an impact on the heights of the perimeter parapet walls, which will need to be increased in height to accommodate the increase of the insulation levels*."

The existing 'up and down' parapet height is to be raised by 55mm and 275mm to a consistent height across the entire roof of 385mm. A UPVC fascia detail is also proposed.

A Heritage Statement included within the D&A Statement states:

"*uPVC is considered to be a suitable proposal in this instance, as it will provide a continuous and consistent detail to the perimeter of the building…..In maintaining the*

buildings façade, uPVC fascia material can be renewed with ease and is typically a cost-effective material. This encourages the possibility of maintaining the upkeep of the building's appearance.

Other considerations were made as follows:
Facing Brickwork. Whilst this is sympathetic to the existing building materials used, new brickwork has the potential to introduce a 'patch repair' finish to the property and risks an aesthetically unpleasing finish.
Render. Render is sympathetic to the existing façade, however additional render introduces a maintenance obligation to the structure, regular decoration of which would rely on the budget and maintenance of the leasehold agreement. New render may provide difficulty in blending with the existing finish. Such instances could result in an aesthetically unpleasing finish.
Tile Hanging. New tiles may not match the existing and there may be difficulty in fitting a new batten framework substrate and tile to achieve a profile to match the existing. This option risks an unsightly appearance.

Considering the options appraised it is therefore considered that the consistent and continuous uPVC fascia band will provide the most aesthetically pleasing finish. Upon material/ service life expiry of the uPVC, this will require a straightforward and cost effective replacement which assists with the maintenance and up keep of the buildings façade. The maintenance and cleanliness of the façade is considered to be of benefit to the conservation area.
It is acknowledged that uPVC materials are not typically preferred with conservation areas and once full setting out has been achieved on site by the eventual preferred Contractor, efforts will be made to reduce the depth of the uPVC fascia as practically possible."

Planning History:

AWDM/0817/20 - Construction of a pitched roof over two buildings to form 5no. 1 bed flats with an in-fill at first floor level above the undercroft to create 1no. 1 bed flat, closure of vehicular access from New Road with construction of new boundary wall and formation of new vehicular access from Tarmount Lane plus alterations to provide 37 car parking spaces and 50 cycle storage spaces - application refused and appeal dismissed

Consultations:

Adur and Worthing Councils: The **Design and Conservation Officer** does not object.

Private Sector Housing: No comment

ADCAG: Approve

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the Conservation area.

Visual amenity

The existing building is out of keeping in terms of its scale and design and is considered to have a negative/ neutral impact on the Conservation Area. While the stepped parapet currently adds a little bit of interest it is not considered to be a design feature that it is essential to retain.

The UPVC fascia will be visible above the tile hung elevations, but not so notable above the white render. The applicant has provided justification for the choice of what is generally considered to be an unsympathetic material. Weighing up whether the proposed change preserves or causes a small amount of harm to the Conservation Area, it is considered that its impact is acceptable. The Conservation Officer concurs with this view.

Residential amenity

Residential amenity is not affected by this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 22 December 2022

Authorised by: Gary Peck Date: 22 December 2022