Development Management - Delegated Officer Report

Application Number: AWDM/1537/15 **Recommendation – REFUSE**

Site: **6 Church Lane Southwick Brighton**

Proposal: **Rooms in roof with half-hipped side gables and rear dormers to Nos. 6 and 8 Church Lane**

Date of site visit: 10-11-2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a pair of interwar period properties attractively laid out on a street of an east-west orientation, with a flint wall running its length forming a highway division.

The site lies within Area 5 (Church Lane) of the Southwick Conservation Area. The application property is identified in the Council's adopted appraisal of the Conservation Area.

Relevant site history
AWDM/0840/15
Construction of single storey rear extension
8 Church Lane
Approved Conditionally 11/08/2015

Consultations
Southern Water: *attach informative*

Representations
Adur District Consultation Advisory Group: *be approved*

Relevant Planning Policies
National Planning Policy Framework (CLG 2012)
Adur District Local Plan saved policies: AG1, AH7, AB4, AB6
'Supplementary Planning Guidance' Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Southwick Conservation Area Character Appraisal and Management Strategy 21st July 2009

Planning Assessment

Principle

Upgrading of existing housing stock is supported in principle, subject to satisfying the statutory test for new development in a Conservation Area.

Visual amenity

The eastern end of Church Lane is a residential street consisting of rows of interwar houses. The houses here display a consistency in roof form and shape - projecting gabled frontages and hipped roofs. The Council's adopted Conservation Area appraisal makes specific reference to this street.

Nos. 6 and 8 are fairly typical here, with hipped roofs. The Council's Development Control Standard No. 3 (DC3S) *Extensions and Alterations to Dwellings* pertinently advice is that roof extensions should *"respect the scale, character and appearance of existing dwellings"* (para. 3.14).

The proposed new roof would ensure the building pair would become one of the most prominent features of the street scene. In form, design and extensive mass the resultant roof silhouette would conflict with the consistent building roof form and shape, breaking up the harmony of the row of houses. The building pair would have the appearance from the street as being top heavy and bulky, a harmful impact compounded by the dormers at the rear. There would be no other similar features in the street.

In conclusion, the proposal would harm the character and appearance of Church Lane, a street that positively contributes toward the special qualities of the Conservation Area. It therefore conflicts with the aims of the Adur District Local Plan policies AB4 and AB5 pertaining to safeguarding the Conservation Area, and AH7 and DCS3, to ensure that extensions are designed to be sympathetic to both the dwelling and the area in general. This aligns with the National Planning Policy Framework's emphasis on securing high quality design that reinforces local distinctiveness and safeguards those special qualities of heritage assets.

Residential amenity

It is those neighbours at the rear to and either side who are principally impacted upon by this development (it is physically removed from the remainder).

The enlarged roofs would add more bulk to the building. However the separation distances involved ensure adverse overbearing and overshadowing would not occur.

Although oblique views would result from the dormers onto the neighbours either side, the fullest extent of overlooking would be directed down the garden - there would be sufficient distance to the neighbouring buildings at the rear to avoid intrusive loss of privacy.

Recommendation

REFUSE

For the following reason:-

The proposed enlarged new roof would, by reason of its top heavy and bulky form and appearance, conflict with the harmonious design consistency of the row of buildings and consequentially harm the character and appearance of Church Lane, a street that positively contributes toward the special qualities of the Conservation Area. The proposal therefore conflicts with Adur District Local Plan policies AB4, AB5, and AH7 and allied Development Control Standard No. 3 *Extensions and Alterations to Dwellings* and relevant paragraphs of the National Planning Policy Framework's emphasis on securing high quality design and safeguarding heritage assets.

Informatives:

1) *This refusal relates to the following drawings:-*

   Drawing titled OS Mastermap date valid 03-11-2015
   Drawing titled 1-500 date valid 03-11-2015
   Drawing No. 10559-joint2 titled Proposed Joint Loft Conversion date received 07-12-2015

2) *The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.*

Is recommendation contrary to letter(s) of representation? N/A

Case Officer: Matthew Porter Date: 21-12-2015

Authorised by: Peter Barnett Date: 23 December 2015