Expires 23.01.09

## Development Control – Delegated Officer Report

**Application Number: ADC/0553/08 Recommendation - Permit**

**Site:** **28 Church Street Shoreham-by-Sea West Sussex BN43 5DQ**

**Proposal:** **Raising of roof of firstfloor rear extension (providing a gabled roof) and reconstruction of roof of groundfloor rear extension**

### The Application

The application property is a mid-terraced house located on the west side Church Street, within Shoreham Conservation Area. The property has an in-fill rear conservatory adjacent to the boundary with No.29, and a two-storey rear extension.

The proposals are to replace a corrugated plastic roof with a mono-pitch slate roof to the existing single-storey rear extension, and for the replacement of a barrel roofed first-floor bathroom roof with a gabled, ridged roof.

The adjoining residential properties are of similar age, most of which have rear extensions in some form. Two-storey extensions such as on the application site or to the south at No.27, are clearly visible from Middle Street.

### Consultations and Representations

***The Shoreham Society:*** State that they feel the barrel roof is one of the few modern alterations in the Conservation Area which actually contributed something, and they would be very sad to see it replaced by a mundane effort with absolutely no architectural pretensions whatever.

***Third Parties:*** The owner of No.27 has written in and states that they have no objection in principle to the development, but request that some form of protection be included on the south elevation, to guard against tile slippage, which could result in damage to their glazed kitchen roof.
***[NB: This is not an issue that would usually determine the outcome of a planning application, but would be covered under building regulations. The tiling of the roof would need to be done in compliance with the appropriate part of the regulations, which would represent adequate protection to the neighbouring site]***

### 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)

**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 to be of a high standard. Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1).

***Visual amenity***
Visually the proposed new conservatory roof would be a vast improvement on the polycarbonate roof that currently exists, which is old and in need of replacement. Due to the minimum angle of pitch for the slate roof the point where the proposed new roof would meet the house would be increased from its current position to just below the sill of the first floor window. Although this would result in the conservatory having more visual impact and add to the mass of the addition, it is well screened by the surrounding high garden walls and would not appear to over dominate the rear elevation of the building.

The proposed gabled design of the bathroom roof would replace a particularly individual 'barrel roof' design. It has been commented that the design is one of the few modern alterations which contribute to the Conservation Area. Whilst it can be appreciated that the barrel roof is well designed, it is considered that the proposed replacement would protect and enhance the character of the Conservation Area, without it detracting from the architectural merit of the original building. It therefore does not warrant refusal solely on the basis of the loss of the barrel roof.

The proposed gabled roof design is considered to be the appropriate scale for the two-storey rear extension, and it would incorporate a rendered finish with sliding sash window and slate roof, all of which would match the materials of the original building and the vernacular of much of the surrounding Conservation Area.

***Residential amenity***

The proposed gabled roof would add to the height of the existing two-storey extension. The apex of the ridged roof would be 0.4m above the height of the top of the barrel roof, with the eaves being 0.55m above the level of the existing, resulting in a total eaves height of 5m. The two-storey extension itself is 3.1m in depth and is located next to the first-floor rear bedroom window of the attached property (No.27). It is considered that the existing roof structure already has an effect on the outlook from the rear bedroom of the attached house. The proposals would result in an increase in the height of the flank wall, however it would be located to the north and as a result would not have any effect on the amount of direct sunlight expected to enter the adjacent bedroom window. On this basis it is therefore considered that the increase in height of the wall would not have a demonstrable effect on the outlook from the neighbours window that would warrant refusal of the proposals.

The replacement of the conservatory roof would not have an effect on the residential amenity of the surrounding properties.

**Recommendation**

APPROVE for reason that :-

2PC – amended

The proposals would preserve or enhance the character or appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AB4, AH7) and the West Sussex Structure Plan (LOC1, CH4, DEV1)

1. C1Ci.
2. C12Ai – amended
   No development shall be carried out unless and until a schedule of materials and finishes to be used for the walls, roofs, windows and roof lights of the proposed extensions and alterations hereby permitted has been submitted to and...etc (AB4 of the ADLP and DEV1 of the WSSP)

Case Officer: PB 22/12/08
Date: 22.12.08

Planning Services Manager:
Date: 22/12/08

Development Control Committee Chairman: Cllr A. Mills
Date: 5/01/09