Expires 30/7/08

Development Control – Delegated Officer Report

Application Number: ADC/0300/08 **Recommendation – Refuse Application**

Site: **Sussex Yacht Club 85 - 89 Brighton Road Shoreham-by-Sea West Sussex**

Proposal: **Replacement UPVC conservatory at first-floor level on south elevation**

The Application

The application site is the Sussex Yacht Club building located on the south side of Brighton Road, within the Shoreham Conservation Area. The building has a gabled roof finished in corrugated asbestos and a wooden lean-to conservatory on the south east side of a first floor balcony. The entire building has recently been re-clad with white shiplap cladding.

This proposal seeks permission to replace the wooden conservatory with a new UPVC structure on the same footprint 9 metres in width and 3.4 metres in depth. Instead of the current shallow pitched roof the new conservatory will have a Victorian style fully pitched and hipped roof. This is due to the current pitch being too shallow resulting in regular water pooling and leakage.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

ADCAG raise no objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1, CH1, CH4
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AB4, AB6

Planning Assessment

Policies

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). Policy CH4 requires that development should not be permitted unless conservation areas will be preserved and, where possible, enhanced. This is reflected in local plan policies AB4 and AB6 which require development in conservation areas to be of a high standard of design and construction materials including the retention of original features and removal of unsympathetic features.

Visual Amenity

The existing conservatory sits on the south east side of the south-facing first floor balcony to the Yacht Clubhouse. Due to its elevated position it is a highly visible feature from across the river to the south and when approaching Shoreham along the Brighton Road from the east. The current shallow pitched structure is modest against the steeper pitch of the main roof such that the combined roofline 'sweeps' to the south. The new hipped pitch of the proposed structure will interrupt this 'sweep' with a clear valley between the roof forms. This, combined with the Victorian style detailing of the new UPVC clad conservatory, will serve to create a juxtaposition that is unsympathetic to both the existing relationship between the lean-to conservatory and the older historic main Yacht Clubhouse, and the wider conservation area. For this reason it has been requested that the applicants consider reverting to the more modest shallow pitch.

In defence of their proposed roof structure, the applicants have outlined the problems they are currently experiencing with the existing shallow roof. The main problem is that a shallow roof is needed to create the necessary internal headroom and to allow the pitch to sit beneath the main roofline. Within the joint between the two roofs water is pooling and being blown up beneath the corrugated roof of the main building causing damp and leakage problems. The proposed new roofline is intended to stop this from occurring.

In terms of materials, the new conservatory will be constructed in white UPVC panels with UPVC windows in much the same manner as a household conservatory. This is in stark contrast to the horizontal timber shiplap cladding on the existing conservatory and the UPVC shiplap cladding of the main building. This material difference will only serve to heighten its disparity with the existing structure and host building.

Having discussed the concerns over the design of the roof with the applicant's architect, no alternative solution has been forthcoming within the timeframe of this application. It is therefore considered that the proposal as it stands is unacceptable as it would create an unsympathetic and incongruous feature on a highly visible site within the Shoreham Conservation Area, contrary to local plan policies AB4 and AB6.

Residential Amenity
The proposed conservatory will not impact on the amenities of neighbouring dwellings.

Recommendation

REFUSE on ground that :-

B4BR

Case Officer:..... Date: 29/7/08

PB 29/7/08