Development Management - Delegated Officer Report

Application Number: AWDM/0542/20 Recommendation – Refuse

Site: 67 The Green, Southwick

Proposal: Proposed roof light to front elevation.

Date of site visit: Viewed from Google Maps and visited previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an end of terrace dwelling on the west side of The Green, within the Southwick Conservation Area. It is proposed to install a Velux conservation rooflight on the front roofslope, measuring 980mm by 780mm.

The property forms part of a terrace of three houses with another similar terrace immediately to the south. Together they form a run of six properties fronting The Green, with unaltered roofslopes.

Relevant Planning History

AWDM/1840/19 - Single storey rear/side extension to West and North elevations – approved

Consultations

Adur District Conservation Advisory Group: Recommended approve

Adur and Worthing Councils: The **Design and Conservation** Officer comments that the whole terrace appears to have rooms in the roof, but the only existing rooflight is around the corner in Church Lane (No. 57). In circumstances it would seem unnecessary. It is quite large and if really necessary to light the staircase it could be placed in the rear roof slope with adjustments to the stud wall.

Later comments: When you and I looked at this initially, we both felt uncomfortable with the principle of adding a roof light on to this prominent terrace overlooking the Green. I was also not convinced by the necessity as argued for internal use reasons.

As an authority we should consider the full implications of allowing rooflights on main elevations in CAs. The property in question is part of a uniform terrace and this will not only start to change the character of the terrace, but where it is not already an established part of a streets character, it could in time, have a greater impact.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
Southwick Conservation Area Character Appraisal & Management Strategy (ADC 2009)
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and Conservation Area. The main consideration is the impact of the development on the character and appearance of the dwelling and its setting within the Conservation Area.

Visual amenity and impact on Conservation Area

The proposed rooflight has been reduced in size since its original submission. It is to be located at the northern end of the roofslope in alignment with a first floor window. The applicant's agent has explained that the rooflight is required to be positioned on the front roofslope in order to provide light to a top landing to an original loft conversion and to improve the headroom at the top of the stairs which is only 1.4 m high. They have also referred to other rooflights being present within the area.

The Council's Officers have asked the applicant to relocate the rooflight on the rear roofslope in order to maintain the unaltered roofscape of the terrace in this part of The Green. While the agent's comments are noted, it is not considered that this provides sufficient justification for a development that would fail to preserve the character and appearance of the Conservation Area at this location. It's siting at the front would appear to be a matter of personal preference rather than necessity and the impact on the Conservation Area should take priority in such cases. Other rooflights may exist in the Conservation Area but many of these are historical or not in close proximity to the application site.

To allow this development would set a precedent for similar developments within this terrace, the cumulative effect of which would be to further diminish the character of the area, in this prominent and important streetscape fronting The Green.

Residential amenity

The proposal has no impact on residential amenity

Recommendation

REFUSE for the following reason:

The proposed rooflight, by reason of its prominent position on the front, unaltered roofslope of a terraced house fronting The Green, would cause harm to the visual amenities and integrity of the terrace, and would fail to preserve the character and appearance of the Conservation Area, contrary to Policies 15 and 17 of the Adur Local Plan and the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? Y

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. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

Case Officer: Peter Barnett Date: 21 May 2020

Authorised by: Gary Peck Date: 21 May 2020