Expiry Date - 21/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0877/23 Recommendation – APPROVE

Site: 9 Westbrooke Worthing West Sussex BN11 1RE

Proposal: Replacement roof to existing conservatory plus new chimney (Resubmission of AWDM/0904/22)

Date of site visit: 26.07.2023

Neighbours checked: Y

Additional neighbour notifications: Y – Corrected application form received. Application re-publicised 21 days.

Site and Surroundings

The application relates to a detached 2-storey Victorian dwelling occupying a corner plot on the west side of Westbrooke at its junction with Richmond Road to the North. It comprises of one of a group of six similar detached dwellings sited back-to-back, fronting Westbrooke and Crescent Road. Each dwelling is set deep into its plot having a relatively large footprint and only a small rear courtyard garden. Each has stuccoed elevations under a shallow hipped roof with squared or canted bay windows and a combination of sash and casement windows. All 6no dwellings are located in the Richmond Road Conservation Area.

The application dwelling has its main entrance with pedestrian access onto Westbrooke. It has been extended on its south side up to the site boundary by a single storey extension with a flat roof and roof lantern, and by a narrow conservatory with a lean-to roof at the rear (West). The plot is enclosed on the two road frontages by a flint and brick dressed wall with mature shrub, hedge and small tree planting behind the wall. There is a vehicular access onto Richmond Road with a driveway and parking area. A tall feature wall with pedestrian and garage door openings is positioned slightly behind the main North elevation of the dwelling and extends westward up to the site boundary where it adjoins a matching (handed) feature wall attached to the neighbouring dwelling ‘The Grange Lodge’.

The application dwelling is identified as a positive contributor to the character and appearance of the Conservation Area but is not statutorily listed.

A Tree Preservation Order (No.56 of 1995) refers to trees within the front and north side garden. but not in the rear garden.

Proposal

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Full planning permission is sought to re-roof the existing rear conservatory with a 'Guardian' roof system and erect a 5.45m high chimney breast on the south side of the dwelling with stack projecting 0.5m above the adjacent eaves plus chimney pot.

[The application was initially submitted as a S73 Variation of Condition (to the Plans Approved under AWDM/0904/22) but has subsequently been amended to a full application.]

Planning History:

AWDM/0904/22 Demolish existing conservatory & replace with brick built extension under sloping roof on same footprint as existing – Permitted Sept 2022.
AWDM/1483/21 – Approved - Erection of a single-storey rear/side extension with French windows & arch headed windows.
10/0076/FULL - Refused - Appeal Dismissed - Retrospective application for the retention of replacement fence above existing front boundary wall.
10/0036/REF - Refused - Appeal Dismissed - Retrospective application for the retention of replacement fence above existing front boundary wall.
10/0037/ENF - Appeal against, Dismissed
06/0857/FULL - Refused - Erection of a detached double garage.
06/1196/FULL - Refused - Proposed single storey extensions and alterations.
07/0983/FULL - Permitted - Proposed single storey extensions and alterations. (Re-submission of WB/06/1196/FULL).
98/00874/FULL - Permitted -Proposed glazed roof light over sitting-room
98/00680/FULL - Refused - New pitched roof over existing store and new roof light over sitting room

Consultations:

Adur and Worthing Councils:

The EHO (Public Health) has no adverse comments.

The Private Sector Housing team has no comment.

The Worthing Society: No objection.

Representations: None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2003): SP1, SP2, SP3, DM5, DM23, DM24
National Planning Policy Framework
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations for this planning application are the effects on the residential and visual amenities of the locality, and on the character and appearance of the Conservation Area.

Visual Amenity and Heritage

Two earlier schemes involving rebuilding the existing conservatory have been approved but not implemented. This latest proposal is far less ambitious and seeks only to re-roof the conservatory in order to improve it thermal efficiency with associated alterations to the existing bi-fold doors on the south side to facilitate construction of the new masonry chimney.

The roofing material would be a lightweight 'Guardian' synthetic 'slate' roof having the same angle of pitch as the existing glazed lean-to roof and being no taller where it would attach to the rear wall of the house. Slate roofs are an important characteristic feature of these dwellings and the use of an artificial slate would not be in keeping with this historic character. However, the conservatory is a modest element that is ancillary in scale and appearance to the existing dwelling. It cannot be seen in any public view of the building. In this situation the proposed use of artificial slate would not harmfully detract from the character and appearance of the conservation rea.

The chimney would be virtually identical in terms of its siting, height and design to that approved under AWDM/1483/21. It would be of a traditional appearance with a 'pot' with a white rendered finish to match the walls of the dwelling. Although it would be visible in the streetscene, it would be located on a rear building component and subsidiary in scale and appearance to the taller/wider chimney with decorative stack (and 3no pots) on the south side of the main dwelling.

Residential Amenity

There would be no additional amenity impacts resulting from the proposed development compared to the previously approved schemes AWDM/0904/22 and AWDM/1483/21 which remain extant.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Roof Materials as stipulated, chimney to be white render to match existing dwelling.

Informative

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1 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.

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

Case Officer: Jo Morin Date: 21.08.2023

Authorised by: Gary Peck Date: 21 August 2023