Development Management - Delegated Officer Report

Application Number: AWDM/1533/23 Recommendation – APPROVE

Site: 7 Waterdyke Avenue, Southwick, BN42 4DF

Proposal: Retrospective application for removing chimney due to poor condition

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey terraced dwelling situated on the west side of Waterdyke Avenue, and is within the Southwick Conservation Area.

No. 7 and its neighbour no. 6 are set back from the main terrace by more than 5m, and they are the last two dwellings in the street, abutting the railway embankment to the south of the site. The main terrace have pitched roofs, but the set back two have flat roofs.

Many properties within Waterdyke Avenue have removed their chimneys, and many have undertaken porch and rear extensions. The locality comprises predominantly terraced houses.

Proposal:

Permission is sought for retrospective permission for the removal of the chimney.

Relevant Planning History:

SW/84/05 Glazed front porch (Retrospective).
Approved 10.01.2006

Representations: None received

Consultations:
Adur District Conservation Advisory Panel: Approve

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 17
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2023

Planning Assessment

Principle:

The property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the designated Conservation Area.

Visual & Residential Amenity:

Due to the fact that the property is set well back from the main terrace within the street, indeed it is only when you almost walk past no. 8, the contiguous neighbour, that no.7 comes into view. Further, the existing chimney that was on the roof, was a stub of a chimney, set in the centre part of the flat roof, thereby barely visible from a pedestrian, if at all. Indeed it was unlikely to have been viewed even from the first floor window of the neighbouring property no. 8.

It is considered that the chimney that was, had little or no positive contribution to the character or appearance of the conservation area; and that situation remains the same with its removal.

Recommendation:

APPROVE no conditions as retrospective.

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 21.12.2023

Authorised by: Peter Barnett Date: 21 December 2023