Development Control – Delegated Officer Report

Application Number: AWDM/0321/25 **Recommendation – APPROVE**

Site: **Flat 3 103 Marine Parade Worthing West Sussex**

Proposal: **Roof extension to provide stair access to a proposed roof terrace.**

Date of Site Visit: 14/03/2025

Neighbours Checked: Y

Additional neighbour notification: N

Site and Surroundings

The site is a property on the corner of Marine Parade and Western Place. The site contains a three-storey end-of-terrace building in use as flats. The site is located in the Marine Parade and Hinterland Conservation Area. The site does not contain any listed buildings or structures but the building is on the Council's local interest list.

Proposal

The development proposes a roof top terrace accessed from a structure to be erected to the rear of the roof.

Revised plans show 1 metre of the butterfly roof retained and an access structure set behind. The roof extension is provided with more glazing to provide a lighter weight appearance.

Planning history

03/00874/FULL: Installation of white replacement PVCu vertical sash windows to front elevation. Permitted 10/09/2003

99/00733/FULL | Removal of two doors at first and second floor level, bricking up and inserting one timber sash window in each. Permitted 04/10/1999

It is noted that roof terraces are present at three of the eastern buildings within the same terrace. It is not clear whether these have planning permission.

Pre-application advice was sought for the proposal which was considered acceptable in principle subject to care being taken to minimise the impact of the proposal on the existing building and conservation area.

Representations:

One representation from a neighbour was received:

“Our flat will back on to this development (we are top floor in 102), what provision is there for any damage caused to our flat during these building works and are there noise restrictions on the roof terrace that might otherwise disturb us late into the evening? No problems with it being done but just keen to understand the planned usage.”

Officer’s response: Possible damage is not a consideration under planning but the applicant will be required to be aware of requirements under the Party Wall Act. Amenity impacts are discussed below.

Consultations

Worthing Society: We have visited the site and can agree that there would be little impact on views from the beach. However, when viewed from the rear, the characteristic butterfly roof design is prominent and an important part of the street scene. The proposed extension would result in the loss of this feature and would therefore be harmful to the character and appearance of this part of the Conservation Area. We consider that planning permission should, accordingly, be refused.

Conservation officer:

The butterfly roof form, is most extensively used on 19th century terraces. The narrow houses of a terrace are spanned with single joist-beams from one party wall to the other, with a central beam running parallel to the party walls, supporting the valley gutter. The roof had no top ridges, as the party walls protrude above the highest line of the roof, forming the upstands and incorporating the chimney stacks.
Butterfly roofs were usually concealed on the front façade of the building, by a parapet which blocked the two half gables and the gutter. On the rear façade, 'butterfly' roofs were often left visible, with the wall following the 'V' shape of the roof forming an interesting pattern crowning the back of the terrace.

Ending the terrace with a gable wall at roof level will not normally be acceptable as this gives rise to a large expanse of brickwork which adds unnecessary bulk to the roof line of a terrace and is intrusive in the street scene. In some terraces the historic butterfly roof pattern survives unaltered.
In such cases, roof extensions will normally be unacceptable.
However, if the terrace has been altered and includes other roof extensions, a mansard extension may be acceptable but the "V" shaped parapet wall should be retained.

Officer’s response: Following revisions to the plans the following comments were received:

A definite improvement, keeping a section of the existing butterfly roof improves the composition when viewed from the north.

Relevant Planning Policies

Worthing Local Plan 2023: Policies DM5, DM23, DM24
National Planning Policy Framework (December 2024)
Marine Parade and Hinterland Conservation Area

Planning Assessment

Principle of development

Alterations to residential dwellings in the built-up area are acceptable in principle subject to assessment of other material considerations. In this regard the proposal is assessed in relation to the impact on visual amenity and the conservation area and neighbouring amenity.

Visual amenity and conservation

The main consideration is the impact of the proposed development on the visual amenity of the area and whether the proposal preserves the appearance of the conservation area and the local interest building. The view from Marine Parade and the promenade are considered to be the most important view. A section has been provided showing that from the southern edge of the promenade the structure would not be visible.

However, as indicated in the pre-application advice it is also important to consider the appearance of the development from the rear as it will be visible in views from the north along Western Place. Photos taken on site indicate that the existing butterfly roof is visible as you walk south towards the seafront. The applicant sought pre-application advice and was advised to retain a section of butterfly roof to preserve the appearance of the existing roof structure and provide a lightweight structure. Following revisions to the scheme, one metre of butterfly roof has been retained with the extension set behind. More glazing to the extension is proposed and weatherboard which gives it the lighter weight appearance sought. Details of materials will be required by condition to ensure the proposed weatherboard is an appropriate material for the conservation area such as timber.

Given the precedent set by the other developments in the terrace and the alterations to the scheme it is considered the proposal, while visible, would be acceptable and preserve the appearance of the conservation area.

Residential amenity

The scheme would introduce new activity at roof level. Given the scale of the roof terrace, and that it is for a single self-contained unit it is not considered necessary to restrict hours of use. Any noise nuisance could be dealt with under Environment Act powers as necessary. It is noted that the revisions to the proposal retain more of the butterfly roof moving the activity further from adjacent rear windows. The access structure would also be on the eastern side of the roof creating a further barrier for these residents.

There are no windows in proximity that would be adversely affected by the additional wall and access structure.

Neighbours comments related to damage are civil matters which do not form part of the planning process. However, the Party Wall Act informative is to be attached.

Overall, the proposals would be acceptable in relation to neighbouring amenity.

APPROVE subject to the following conditions

1. Approved plans
2. Time limit
3. Details of materials

Informative

1. Approved following amendments
2. Party Wall Act

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

Case Officer: Louise Prew Date: 21/07/2025

Authorised by: Gary Peck Date: 21 July 2025