Expires 7/10/08.

Development Control – Delegated Officer Report

Application Number: ADC/0406/08 **Recommendation – Permit 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.
Planning permission to rebuild the conservatory on the same footprint but with a Victorian style pitched roof was recently refused under ADC/0300/08 for reason that:

> *The site is within an area designated as a Conservation Area and the proposal, by reason of its unsympathetic design and materials, would conflict with the intention of the Local Planning Authority to preserve or enhance the character or appearance of such areas, and conflict with the policies of the West Sussex Structure Plan (CH4, DEV1) and the Adur District Local Plan (AB4).*

This proposal is a resubmission of ADC/0300/08 and seeks permission to replace the wooden conservatory with a near identical structure also on the same footprint as current (3.5m by 9.5m). This new structure will have a shallow lean-to roof instead of a Victorian pitch and will be completed in UPVC panel work with glazing on all sides.

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) (saved policies): LOC1, DEV1, CH1, CH4
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): 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 hipped pitch Victorian roof as originally proposed interrupted this 'sweep' with a clear valley between the roof forms. This, combined with the Victorian style detailing of the new UPVC clad conservatory, was deemed to create a juxtaposition that was unsympathetic to both the existing relationship between the lean-to conservatory, the older historic main Yacht Clubhouse, and the wider Conservation Area. For this reason it was requested that the applicants consider reverting to the more modest shallow pitch.
The applicant's have returned with a lean-to roof as requested. A box gutter has been introduced between the two roof forms to prevent against the water leakage that made the original structure unsound. The new conservatory now appears very similar to the original and is modest against the host building and within the Conservation Area.

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 contrast to the horizontal timber shiplap cladding on the existing conservatory and the UPVC shiplap cladding of the main building. The applicant's have agreed to amend the design so that it will now be completed in shiplap to match the host building. It is considered that this revised proposal retains and compliments the modest appearance of the Yacht Club building, which sits on a highly visible site within the Shoreham

Conservation Area, and thus fully complies with local plan policies AB4 and AB6.

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

Recommendation

APPROVE for reason that :-

1PPi '...amenities of neighbouring properties or the Conservation Area....(AG1, AB4)...(LOC1, DEV1, CH4)'

Subject to:

1. C1Ci
2. C12Ei 'The development hereby permitted shall, prior....be completed in white shiplap cladding to match that of the existing building. ...policy AB4...'
3. C14Ai '...on 4th September 2008...policy AB4....and DEV1...'

Case Officer:.....

Date:11/9/08

PB 12/9/08