Expiry Date - 07/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0789/23 **Recommendation – APPROVE**

Site: **65 Richmond Road Worthing West Sussex**

Proposal: **Proposed replacement of natural slate tiles on main roof and replacement of existing rear lead flat roof with a bituminous felt flat roof.**

Date of site visit: 21/06/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Richmond Road within a predominantly residential area of Worthing and within the Winchester Road Conservation Area. The property comprises of a semi-detached, two-storey building with gabled bays, brick elevations and string course detail, beneath a slate roof and is within a row of dwellings of similar style. The property is occupied as four flats but the application relates to the building as a whole. The building is set back from the road behind a flint wall, front garden and driveway.

The building is not listed and there are no protected trees on site.

Proposal

Planning permission is sought for replacement tiles to the main roof and a replacement flat roof to the rear.

The existing slate tiles of the main roof would be replaced with new natural slates, of similar appearance to the existing, with clay ridges and hips.

The rear flat roof would be replaced with bituminous felt laid over a layer of thermal insulation.

The box gutter between the front and rear pitched roof is to be renewed in GRP. Valley gutters will be weathered in lead and new lead work is to be fitted at the fire wall, parapet wall and chimney abutments.

The eaves timbers would be redecorated and new PVCu gutters fitted.

The application has been amended to change the proposed replacement tiles from fibre cement slates to natural slates.

Relevant Planning History:

Expiry Date - 07/08/2023

AWDM/0339/23 - Proposed application to replace front (North) bay window from timber to UPVC - Approved

Consultations:

The Worthing Society – No comments received

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Winchester Road Conservation Area Appraisal

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the conservation area and any impact on the visual and residential amenities of the locality.

Visual Amenity and Character of Conservation Area

The property is prominent in the conservation area and the front, side and part of the rear roof slopes are clearly visible in the street scene. The natural slate tiles form part of the established character for the area and are included within the Winchester Road Conservation Area Appraisal which refers as follows under Enhancement Opportunities:

Retain original slate roofing where possible. Where modern tiles have been substituted for slates, re-roof in slate.

The application originally proposed replacement of the slate roof tiles with a fibre-cement slate effect tile however, these were considered unacceptable due to their uncharacteristic appearance. Composite slate tiles often have a more uniform and shiny surface in comparison to natural slates and these differences would stand out in the street scene. Furthermore, slate effect tiles would be directly contrary to the advice of the conservation area appraisal.

The application was therefore amended and the proposal is to replace the existing roof with natural slate tiles. The slate tiles will match as closely as possible the size, texture and colour of the existing roof tiles. There would be no harm to the special qualities, character or appearance of the conservation area as a result of this proposal.

The replacement of the flat roof to the rear is not visible in the street scene and would not have any adverse impact on the character of the conservation area.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

Other than for some minor inconvenience during the re-roofing of the building, the proposal would not have any detrimental impact on the residential amenities of neighbours.

The replacement roof tiles would allow additional insulation to be added to the building and issues relating to ventilation and condensation to be addressed thereby improving the thermal efficiency and sustainability of the property and improving the living conditions for the occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Natural slate tiles only - to match in size and colour

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Amanda Haslett Date: 03/08/23

Authorised by: Jo Morin Date: 03.08.2023

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