Development Control – Delegated Officer Report

Application Number: AWDM/1510/24 Recommendation: Approve

Site: 16 Shakespeare Road, Worthing

Proposal: Retrospective application for the removal of a chimney stack above roof level.

Date of site visit: 13.01.2025

Neighbours checked: Y

Additional neighbour notifications: N Site notice posted 07.01.2025

Site and Surroundings

The site relates to a two storey semi-detached property that has been divided into flats and is located on the east side of Shakespeare Road. The site is within the Shakespeare Road Conservation Area and is identified as a local interest building.

Proposal

This is a retrospective application seeking to regularise the removal of a chimney on the south roofslope. The area of roof has been tiled using plain clay tiles to match the existing roof finish.

Relevant Planning History:
None relevant

Consultations:

Worthing Society: no comments received.

Representations:
None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Shakespeare Road Conservation Area Appraisal

Planning Assessment

The key considerations are the effects on the visual and residential amenities of the locality and the character of the building and wider conservation area.

Visual Amenity and impact on the Conservation Area

The roofscape makes an important contribution to the character and appearance of the conservation area, with chimney stacks being one feature of that. The Conservation Area Appraisal refers to a few chimney stacks and pots being 'strikingly tall' and with red clay tiles and grey slate as the principal roofing materials.

No.16 is one of two matching pairs of semi-detached dwellings on this side of the street. Elsewhere in the street there is some variety in dwelling types and designs. No.16 retains one tall chimney stack on the side (south) roofslope towards the frontage and a chimney to the rear. The central chimney on the side (south) roofslope positioned to the rear of the other remaining chimney on this roofslope is the subject of this application and was removed last year. The application states that this was due to structural instability. Plain clay tiles have been used to match the existing roofing materials in its place, as stipulated in the application details.

Others in this group have already removed some or all of the original chimney stacks and there appears to be no planning history for these alterations, although at No.22 rooflight windows were approved as part of its conversion to flats under application WB/07/1504/FULL. The adjoining dwelling at No.18 has only the rear chimney remaining above roof level. At No.20 dormer extensions have been built to the side and rear with no chimney stacks remaining, and at No. 22 to the north only the tall chimney stack towards the frontage on its opposite side rooflope remains.

Whilst it is disappointing that this chimney has been removed at No.16 and has had some impact on the character of the building, it is considered that in the particular context of this site as described above, on balance it has not caused any significant harm to the character and appearance of the wider conservation area and a refusal would not be justified in this instance.

Residential Amenity

Given the scope of works it is considered there would not be any significant impact to the amenities of neighbouring occupiers as a result of the development.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Matching materials

Informative

- 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: Rebekah Hincke Date: 06.02.2025

Authorised by: Louise Prew Date: 07/02/2025