Expiry Date - 30/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0250/25 **Recommendation – APPROVE**

Site: **St Michaels Church Hayling Rise Worthing West Sussex**

Proposal: **Replacement flat mineral felt roof covering and concrete coping with new insulated mineral felt system with roof edge trim.**

Date of site visit: 02/05/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Hayling Rise within a predominantly residential area of Worthing. The property in a church and comprises a large detached one, two and three storey tiered building with brick elevations and a flat parapet roof. The property is set back from the road behind a large lawn with trees and shrubs to the front with a further lawn to the south of the building. The access is via Hayling Rise and a long driveway leads through the centre of the site to a parking area at the rear.

The property is not within a conservation area and is not a listed building but is included in the Local Interest Study 2003 with the following description:

This brick modernist church was opened in 1966. It was designed by an Irish architect, Felix A Jones and has an impressive interior, including a limestone altar and pulpit and stained glass by the Irish State Glass Co. Flat planes of brickwork contrasts with the concrete framed windows - all carefully considered within the elevations, to provide scale and composition. Various windows sizes have been used to create rhythm and unity across the elevations, with entrances clearly announced at the corners of the building.

There are no protected trees on site.

Proposal

Planning permission is sought for a replacement roof and roof edge trim.

The existing flat roof covering consists of mineral felt roofing with concrete coping to the edge. The proposed roofing consists of SikaShield self-adhesive underlay and cap sheets, SikaTherm PIR insulation, SikaShield air and vapour control membrane and mineral felt over with a black GRP edge trim.

The works are required to insulate and upgrade the thermal capacity of the building and prevent water ingress.

Relevant Planning History:

PREAPP/0024/25 - Replacement of all existing flat roof coverings with new insulated mineral felt system – Planning Permission required

AWDM/1600/13 - Replacement external staircase to first floor meeting room (existing staircase and balcony removed) - Approved

Consultations:

Design & Conservation Architect - *This should be a fairly minor change to the appearance of this Local Interest Building. The application should explain why the change to the parapet detail is required; but not something worthy of objection.*

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

The principle of altering and upgrading a local interest building is acceptable where the alteration does not cause harm to the historic integrity of the undesignated heritage asset and where it will not be harmful to neighbour amenity or the visual amenities of the locality.

Impact on Undesignated Heritage Asset and Visual Amenity.

The majority of the roof replacement works would not be visible due to the flat roof form contained behind a parapet, therefore the only aspect of the proposal that would be visible is replacement of the concrete precast coping to the edge of the roof with a GRP black trim.

Whilst the preference would be to retain the concrete coping detail, it is understood that the works are necessary to achieve the desired improvements to prevent water ingress and to improve insulation and would add to the longevity of the building, allowing this non-designated heritage asset to be preserved for the future. The use of GRP black roof trim would pick up the colour of the window frames and rainwater goods and is not considered to harm the historic integrity of the building.

The building is set back over 35m from the road and the proposed works would not appear visually intrusive in the street scene or detract from the character of the building.

There would be no significant harm to the character of this local interest church or the visual amenities of the locality.

Residential Amenity

There would be no enlargement of the building as a result of this application and the proposal would not have any detrimental impact on the residential amenities of neighbours.

Sustainability

The proposal would enhance energy efficiency and greatly improve the thermal capacity of the building resulting in a sustainable development.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified

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: Amanda Haslett Date: 01/05/25

Authorised by: Jo Morin Date: 01.05.2025