Development Control – Delegated Officer Report

Application Number: ADC/0497/10 Recommendation – Permit Application

Site: Cambridge Lodge, Victoria Road, Shoreham BN43 5SW

Proposal: Erection of 0.75m high iron balustrade to existing roof terrace.

The Application

The application property is a Grade II listed building located on the east side of Victoria Road, and, on the west side of Southdown Road, within a plot which forms the apex between the junctions of the two roads. The dwelling sits on the northern boundary of Shoreham Conservation Area, in a relatively large plot behind a 23m long garden to the north, bounded by high fences.

The original house has been subdivided into three separate dwellings. Oxford Lodge comprising the entire eastern half of the building fronting Southdown Road, and Cambridge Lodge on the west fronting Victoria Road. Cambridge Lodge is itself subdivided into the ground floor flat and the first and second floor maisonette.

The application relates to the flat roofed two-storey rear addition which spans across the whole building. Permission is sought to erect a 0.75m high iron balustrade to the existing parapet which surrounds a roof terrace that is accessible to both properties.

The applicant states with their Design and Access Statement that as a result of extensive use and weathering the terrace has failed to the extent that water is now penetrating through the roof to the room below affecting the timbers and ceiling.

Consultations and Representations

West Sussex County Council: The County Conservation Architect has made no comment.

Adur District Conservation Advisory Group: No objection.

Third Parties: There has been one letter received from the owner of No.95 Victoria Road, directly to the NE of the site. They state that they have no objection to either consent, and think it is an excellent idea.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4.
Shoreham-by-Sea Conservation Area Appraisal and Management Strategy (ADC 2008)
PPS 1 ‘Delivering Sustainable Development’ (ODPM 2005)
PPS5 ‘ Planning for the Historic Environment’ (DCLG 2010)

Planning Assessment

Policies

There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policy AB4 requires design and construction materials be of a high standard within such area, whereas Policy AH7 of the Local Plan, relates more generally to extensions and alterations to dwellings, and states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and that they should be sympathetic to the original dwelling.

The Shoreham-by-Sea Conservation Area character Appraisal and Management Strategy states that the Southdown Road (northern) entrance to the conservation area is of good quality, delineated by a forked intersection with prominent listed buildings on either side of the road.

Visual amenity – Character of the conservation area
The proposed steel design is simple and would add the requisite safety features to the roof terrace to make it safely useable under the Building Regulations. Street trees in Southdown Road will provide an element of screening from ground level, consequently it is considered that the design of the railings would not be obtrusive or unsympathetic for the surrounding conservation area.

Residential amenity
The use of the flat roof of the two-storey rear addition as a terrace is already established, with both properties having doors which open out onto it. It is not considered that the railings themselves would therefore warrant refusal on residential amenity grounds.

Recommendation

Approved for reason that :-

1PPi – amended

….. amenities of neighbouring properties. It would preserve or enhance the character or appearance of the Conservation Area and would consequently not conflict…etc (AG1, AH7, AB4)

1. C1Ci
2. The railings and other alterations hereby permitted shall be erected in accordance with plan 1042/02 of 22.12.10, and shall not be constructed as independent developments.
   Reason: *In the interests of preserving and enhancing the character and appearance of the Conservation Area and to comply with policy AB4 of the ADLP*

3. The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan 1042/03; plans and elevations 1042/02; date stamped received 22 December 2010. **Reason:** *For the avoidance…*etc

Case Officer: Carlos Hone Date: