The Planning Inspectorate

Appeal Decision

Site visit made on 10 November 2020

by J Ayres BA Hons, Solicitor

an Inspector appointed by the Secretary of State

Decision date: 19th November 2020

Appeal Ref: D/4001139
67 The Green, Southwick BN42 4FX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr P Bowley against the decision of Adur District Council.
- The application Ref AWDM/0542/20, dated 24 March 2020, was refused by notice dated 21 May 2020.
- The development proposed is proposed conservation roof light to front elevation.

Decision

1. The appeal is allowed and planning permission is granted for proposed conservation roof light to front elevation at 67 The Green, Southwick BN42 4FX in accordance with the terms of the application, Ref AWDM/0542/20, dated 24 March 2020, subject to the following conditions:

   1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

   2) The development hereby permitted shall be carried out in accordance with the following approved plans: Existing and Proposed Details – 2019/162; Velux Detail – GIL-ETL-0114-1064.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the dwelling, having particular regard to the Southwick Conservation Area.

Reasons

3. The Southwick Conservation Area (the Conservation Area) contains Southwick Green at the centre, an elongated area of open space with mature trees, surrounded by areas of different character. Many of the areas contain mature trees which give the area a green, at times semi-rural feel. The significance of this part of the Conservation Area is derived from the large public open space, outlined by mature trees and a buildings which reflect its historic background as a small village with its economy based on farming and fishing. Due to the natural evolution of the area the age and design of buildings vary, however it is clear that residential use surrounding the Green remains the most dominant, albeit provided in a variety of designs.

4. The appeal property is an end of terrace dwelling on the west side of The Green, dwellings within the terrace are similar in appearance, however whilst there have been no extensive physical changes to the form of the buildings

elements of the roofs have been altered, specifically in relation to the materials used. These alterations do not detract from the significance of the terrace in its relationship to the Green as a row of residential dwellings overlooking the space.

5. The proposal would result in a modest alteration to the roof slope. The proposal would not result in a significant alteration to the dwelling, and the presence of rooflights set within residential dwellings in the Conservation Area are frequent. The proposal would not detract from the relationship of the residential dwelling with the Green, nor would it be harmful to how the Green is experienced as a large open space surrounded by residential dwellings.

6. As such I find that the proposal would preserve the character of the Conservation Area. It would comply with Policies 15 and 17 of the Adur Local Plan 2017 which, amongst other things, require development in Conservation Areas to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area.

7. I have found that the proposal would comply with the development plan when taken as a whole and the appeal should succeed. I have included a condition specifying the plans for certainty.

8. For the reasons above I conclude that the appeal is allowed.

J Ayres

INSPECTOR