

32 Griffin Crescent, Wick, Littlehampton, BN17 7U

PLANNING CONSIDERATIONS

A Planning Application was submitted for a similar scheme in 2017 as LU/154/17/PL.

In most respects the proposal was considered satisfactory, but it was refused on the following grounds:

The proposal is not considered to comply with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality and the established character of the surrounding area.

The Officers Report included the following:

DESIGN AND VISUAL AMENITY

The proposed alterations to the roof of the existing dwelling are considered to have an unacceptably adverse impact upon the character of the host dwelling and the wider locality.

Properties in the locality are characterised by their design with properties being of a similar construction and featuring hipped roofs. Even where two storey extensions have been approved this hipped roof construction has predominantly been retained. There is an example where at 10 Griffin Crescent this has not been the case and it is considered that this sets a strong precedent as to why such development would be inappropriate.

RATIONALE FOR RE-APPLICATION

When the Applicants submitted their 2017 proposal they spoke to their neighbour, who was taken by the idea and proposed carrying out a similar scheme to the roof of 30 Griffin Crescent. When LU/154/17/PL was refused, they investigated whether they could carry out the work as Permitted Development, which was confirmed as LU/409/17/CLP.

The Planning Authority's objection is understood, but the Officer Report also recognised that the houses in Griffin Crescent are being altered and extended under Permitted Development Rights, although the end results in some cases may be considered as having a material adverse effect.

The Report also refers to the original roof form of the houses. Some PD development has included hip-to-gable alterations, which completely changes the symmetry of the semi-detached houses.

As things stand, no 30 Griffin Crescent, and in the same way any of the other houses with hipped roofs that have not done so already, may go ahead and convert their roof and change the symmetry of the pair or terrace it is part of.

Because their neighbours in no 30 are intending to form rooms in their roof, including alterations to the hipped part of the roof that the owners would like to match to the scheme proposed in 2017, the Applicants feel that it is reasonable to propose forming rooms in the roof of no 32 as part of a scheme to divide no 32 into two dwellings, as this would restore the symmetry of the pair and by carrying out all the work in a co-ordinated way the details and materials would also match.

As in the 2017 proposal, the form of the altered main roof as visible from the street, variously referred to as a Half-Hip, Pollarded Hip or Barn Roof, is intended to mitigate and bridge between the hipped form and the unacceptable full-gable.