Expiry Date – 18/9, ppa 2/10

Development Control – Delegated Officer Report

Application Number: AWDM/1141/20 Recommendation – Grant

Site: 5 Ship Street, Shoreham

Proposal: **Re-modelling of front and rear facade including infilling front ground floor, alterations to windows and recladding in timber (in connection with residential use approved under Notice/ 0012/19) (resubmission of AWDM/0394/20)**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 28.5.20

Site and Surroundings

This application relates to a three storey terraced building built in the 1960's as part of an office development including 1-3 Ship Street. It is not clear when it became separated. Prior Approval was issued last year for the change of use of No. 5 from offices to a single dwelling under Class O of the GPDO, see history below.

The building is a very simple flat roofed building with a flat façade between two brick columns and pvcU windows. It is largely open fronted at ground floor for parking purposes. The 'front door' is set back within this open frontage.

1-3 Ship Street is part of the same original building but has a fully enclosed ground floor. This building is still in office use. To the north is an older two storey cottage part of a terrace of similar cottages. Opposite is a modern infill house, No. 2, with mansard roof extensions and front terrace. This house was built within the last 8 years. The former St John's Church, to the north, is a fine flint building. It has been converted into flats.

The site is within the Shoreham Conservation Area.

Proposal

Planning permission is sought to enclose the front ground floor, bringing a garage door and front door forward. Windows are to be replaced with dark grey aluminium frames and in the case of two front windows Juliet balconies and doors are proposed. Existing brickwork is to be painted light grey and the frontage otherwise clad in larch. At the rear two windows on each of the first and second floors is to be replaced with a single window in grey aluminium and French doors added at ground floor, onto the small yard area.

A previously proposed obscurely glazed glass block single storey extension to the roof of the building to create a staircase access to the flat roof and to create a roof terrace

enclosed by a 1.2 m high obscure glass rail has been removed from the application. This application follows a refusal earlier this year for similar external alterations.

Relevant Planning History

AWDM/0394/20 - Remodelling of front and rear facade, extension with zinc roof and timber cladding to form a roof terrace with balustrade and handrail (in connection with residential use approved under Notice/0012/19). Refused 8.6.2020

NOTICE/0012/19 - Application for permitted development for prior approval for change of use of upper storeys of building from offices (Use Class B1a) to a dwelling (Class C3); no external alterations. Granted 12.9.19

SU/50/97 – Security grille at front of vehicle access and portable store at rear of parking area. Granted 28.4.97 (Temp exps 30.4.01)

SU/56/66 – Demolition of existing and erection of offices. Granted 7.6.66

Consultations

ADCAG - *Despite this resubmission of (**AWDM/0394/20),** after careful examination of the small adjustments therein, members feels that their earlier objections still remain & feel this application should be **REFUSED** & would request the following points be raised, vis:-*
Despite the terrace area has been stepped back from the building line in Ship Street, the development will still cause serious overlooking of the property immediately opposite. The question of overlooking also applies to the rear of properties 7-13 & 6-12 West Street.

Whilst the front elevation may be welcome, there is no colour palette offered reflecting what the tone/colour of Siberian Mountain Larch is in relationship to the existing grey finish of the two brick piers each end of the property. It is also unclear what colour will be used on the rear of the property.

Representations

2 objections received from No. 2 Ship Street, 5A John Street.

1. Extra height is not in keeping in Ship Street.
2. Large roof terrace will enable outdoor entertaining/disturbance.
3. Loss of privacy from Juliet balconies
4. Overlooking from terrace.

1 letter of support from 5 John Street – *'Great improvement to existing building.'*

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019

Adur Local Plan 2017 Policies 1, 2, 15, 16 and 17 including adopted 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a *dwelling* within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the building and on the Shoreham conservation area and impacts for neighbours.

Impacts on the Building/Conservation Area

The existing building is fully three storeys and flat roofed and out of keeping in Ship Street and the historic conservation area. It is already taller and more prominent in the streetscene than the cottages to the north. It does not contribute positively to the conservation area.

The elevational changes proposed are not considered to be harmful to the appearance of the building, Ship Street or the conservation area. The existing building makes no contribution to the conservation area. It is quite understandable why the applicant would want to alter the building's appearance given its new use as a dwelling. Not just to give it a more domestic appearance but to also improve its appearance overall.

Enclosing the ground floor will improve the appearance of the building. The open parking area and recessed front door add nothing to the streetscene. Introducing grey aluminium windows and Juliet balconies will break up the blank façade and give it a more domestic feel. As will the use of larch cladding. Larch and grey aluminium are often combined. These are untypical details in Ship Street but so is the building itself. Ship Street also has a mixed vernacular. Rather than detract from the appearance of the building it is considered that they would soften its appearance.

Neighbour amenity

The window alterations proposed including frontage French doors and Juliet balconies would afford no greater overlooking than that from the existing windows.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance

with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? Yes.

Case Officer signed: MOK Date: 27.10.2020

Authorised and signed by: Peter Barnett Date: 27 October 2020