Expiry 19/12/08 P.E 20/11/08

Development Control – Delegated Officer Report

Application Number: ADC/0516/08 **Recommendation – Permit Application**

Site: **28 Church Street Shoreham-by-Sea West Sussex BN43 5DQ**

Proposal: **Reinstatement of timber pedestrian access door in rear boundary wall (onto Middle Street)**

The Application

The application property comprises a two storey terraced dwelling, located on the west side of Church Street, opposite the churchyard. The rear of the property backs onto Middle Street to the west. The rear access of the large detached property no. 21 Middle Street is opposite the rear of the site. To the north beyond the attached dwelling no. 28 Church Street is a paved pedestrian alleyway linking Church Street and Middle Street.

The only access to the dwelling is from the front via Church Street. The rear of the site is bounded by a flint wall built up to the boundary adjacent to the highway on Middle Road. It can be seen that there was previously a pedestrian access from Middle Street to the rear of the property, a brick arch still remains within the wall however this has been filled in with flint to match the existing wall. Permission is sought to re-instate the rear pedestrian access to the property from Middle Street. This will involve removing the existing flint work and replacing it with a wooden gate.

Consultations and Representations

West Sussex County Council: - The Conservation Architect has no objection to the proposal.

A.D.C.A.G: - No objection

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 9WSCC 2005): LOC1, CH4-5, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB4, AB11, AH7 and Appendix 11 including 'Development Control Standard No.3 'Extension and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies

The property is located within the Conservation Area and makes a strong contribution to the historic character and appearance of the area. There is a statutory duty to have regard to the desirability of preserving or enhancing the character or appearance of conservation areas, as required by policies AB4 and CH4. The buildings to the north, on the opposite side of the passageway, are grade II listed (No's 1 and 2 Old Swan Cottages). There is a similar duty with regard to preserving the setting of listed buildings, as reflected in policies AB11 and CH5.

Residential Amenity

There is not considered to be any adverse impact on the residential amenities of the occupiers of the adjacent properties. Middle Road provides primary and secondary vehicular and pedestrian access to many properties within Middle Street itself and Church Street. The additional pedestrian access will not create any noise or disturbance which would be detrimental to any of the adjacent residential properties

Visual Amenity and Impact on Conservation Area

The main issue for consideration in this case is the impact on the character and appearance of the Conservation Area. The proposed alterations will be clearly visible with the Conservation Area and street scene. There are other similar examples of rear accesses within close proximity to the site ~~and~~ It is considered that there will be no adverse impact on the character and appearance of the conservation area as a result in this case. A solid timber gate is proposed, a condition will be attached to allow for details to be submitted and approved prior to it being installed.

Recommendation

APPROVE for reason that :- 2PC

1. C1Ci
2. C12Ai – Amended – No development shall be carried out until details of the finish and appearance of the proposed timber gate have been submitted to and approved in writing by the LPA.
   Reason: ~~In the interests of visual amenity~~ To preserve or enhance the Conservation Area and to comply with policy AB4 of the Adur District Local Plan and CH4 of the West Sussex Structure Plan.
3. C19D
4. C19E

Case Officer..... Date.... 20/11/08

PB 20/11/08