Development Control – Delegated Officer Report

Application expiry: 15.03.07

Application Number: ADC/0037/07 Recommendation - Permit

Site: **Old Malt Cottage 104 Connaught Avenue Shoreham-by-Sea West Sussex**

Proposal: **Replacement enlarged single-storey hip-roofed rear extension**

The Application

The application property is a grade II Listed cottage of flint and thatch construction dating from the C17. It was originally a barn, converted into a pair of cottages in C20.

The proposal is for a replacement enlarged single-storey hip-roofed extension.

The property already benefits from a single-storey flat-roofed extension, on the north side of the rear elevation, adjacent to the boundary with No.106, approved under SU/139/98; and a detached garage to the south side permitted under SU/92/99.

A lean-to style conservatory/orangery was refused (SU/145/02 & SU/154/02) on grounds that: *The proposal is unacceptable in that it does not relate sympathetically in form, scale and construction materials to the integrity of this Listed Building and by concealing a substantial portion of the rear elevation would detract from its historic character and quality contrary to policies AB7 and AB9 of the ADLP and G! and B£ of the WSSP.*

Consultations and Representations

Consultations/Comments

County Planning Officer (Design & Conservation) - This single storey extension is acceptable in this location.

Third Parties

There has been no third party representation on the application.

Contributors

ADCAG have no objection to the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): CH4, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB4, AH7, AT12
And Appendix II 'Supplementary Planning Guidance' comprising:- Dev Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The main planning considerations of the proposal are the effect on the character of the conservation area and on the residential amenity of the adjoining property.

The proposed extension would replace most of the existing flat roof, north side rear extension and only retain a small portion to act as a link to the new extension. The resultant extension to the listed building would be 4.5m in length adjacent to the common boundary with No.106, by 4.1m in width, by 3.1m to the ridge of the roof. The above Dev. Control Standard states that on semi-detached dwellings single-storey rear extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m to prevent the extension from appearing overbearing, unneighbourly and to spoil the outlook of the neighbouring property. However in this instance the boundary wall which makes up part of the north wall of the existing extension is 2.5m in height and would shield all but the roof of the proposals from view, which is considered, would not cause an unacceptably overbearing affect on the outlook from No.106.

The proposed extension would not be in direct contact with the rear elevation of the Listed Building retaining the integrity of this part of the building. The design of the proposal although not particularly sympathetic to the age of the building is still considered to be acceptable given the surrounding development in the wider Conservation Area.

Recommendation

APPROVE for reason that :-
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would also preserve the character of the listed building, its setting and any features of special architectural or historic interest which it possesses and would accord with the relevant policies of the Adur District Local Plan (AG1, AH7, AB7, AB9) and the West Sussex Structure Plan (LOC1, DEV1, CH5).

1. C1Ci.
2. C12Ai – amended.
   No development shall be carried out unless and until a schedule of materials and finishes for the windows, external walls and roof of the proposed extension has been submitted to and approved in writing by the Local Planning Authority.
   Reason. *In the interests of visual amenity and to comply with policy AB9 of the Adur District Local Plan and CH5 of the West Sussex Structure Plan.*

Case Officer:
Date: 09.03.07

9/3