Development Management – Delegated Officer Report

Application Number: AWDM/1450 Recommendation – APPROVE

Site: Old Malt Cottage, 104 Connaught Avenue, Shoreham-By-Sea

Proposal: Remove existing close boarded fence and front gate and replace with new close boarded pressure treated fence (900mm high) atop existing cobble stone walls and new gate.

Date of site visit: 27.10.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached Grade II Listed building within the built up area of Shoreham-By-Sea. It is an attractive thatched property, with some vegetation partially screening the property from the street. The neighbouring, attached dwelling is more heavily screened. The dwelling is within a residential area.

To the property frontage has a low level cobble stone wall with brick built pillars and a close boarded fence above and gate. The fence and gate has been stained a dark colour and appears in need of repair or replacement. There does not appear to be any planning records giving consent for such works.

Permission is sought to replace the existing fence and gate with a new close boarded fence 900 mm high above the existing cobble stone wall as is the case as existing.

Consultations:

Southern Water: - No objection

Adur District Conservation Advisory Group: - Approve

Representations:

None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves alterations to a residential property which is Grade II Listed. The main issues in this case are the impact of the proposed works upon the character and appearance of the listed building and impact upon residential amenity.

Impact on the Character and Appearance of the Listed Building

Consideration has been given to the existing fence and gate and that there are no planning records for such works and being a Grade II listed building over time this work would never become lawful. It is likely that these works may have been resisted should an application have been submitted. However, considering the proposal in hand it is considered that such works, on balance, would not be detrimental to the character and appearance of the listed building. The new fencing represents a visual improvement to the existing dark stained fencing. In addition the Adur District Conservation Area Group support the proposal.

The removal of the existing fence of poor appearance would be beneficial to the character and appearance of the street scene and listed building. The new fence would be of matching height and style with the applicant proposing to apply a preservative to the fencing which will be painted on. This is clear and will not colour the wood, it will allow the natural wood colour to remain and weather naturally. No stain (or coloured preservative) of any sort will be applied without prior consent of the planning authority and a condition is attached below to ensure that this is the case.

Residential amenity

The proposed fence and gate to the front of the property will be visible when viewed from neighbouring properties. It will be no higher than existing and will not result in any loss of light or overbearing impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit – listed building

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Site Plan – received 12th October 2015
   Existing Front Elevation – received 12th October 2015
   Proposed Front Elevation – received 12th October 2015

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The close boarded pressure treated fence and gate hereby approved shall not be stained or painted any colour, only a clear preservative can be applied so as not to result in any colouration of the fence and gates. The wood shall weather naturally and any colour change should be as a result of such.

   Reason: - To protect the setting of the Grade II Listed building and to accord with saved Policy AB7 of the Adur District Local Plan.

Informative

1. Proactive Statement – No Amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 7th December 2015

Authorised by: Jo Morin Date: 07.12.2015