Development Management – Delegated Officer Report

Application Number: AWDM/0162/17 **Recommendation: APPROVE**

Site: **23 - 25 High Street, Shoreham-By-Sea**

Proposal: **Application for Listed Building Consent to replace the existing side door with a flood door**

Date of Site Visit: 29 March

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks listed building consent to replace an existing door with a flood door in connection with the current flood defence works in Shoreham.

The application site is on the southern side of the High Street set back from the road, but visible from the public viewpoint. Another door, already described as a flood door, is to the east.

Planning History:

None directly relevant – the last application was for a suspended ceiling in the basement in 2007 (ADC/0720/07)

Consultations:

Historic England: Comment that they do not need to be notified

Representations:

None received

Relevant Planning Policies:

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Adur Submission Local Plan Policies 15, 16 and 17

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The building and door are in close proximity to the works for reach E1 in the Adur Tidal Walls scheme. As such, they appear to be necessary in connection with the scheme and therefore acceptable in principle.

The proposed material are as per existing (it is a wood panel door) and given the overall context of the building are likely to have little material impact upon the listed building itself or the visual amenities of the area.

The application is therefore considered acceptable.

Recommendation

APPROVE subject to the following condition:

1. Approved Plans
2. Listed Building Consent
3. Making Good
4. Matching Materials

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

Case Officer: [redacted] Date: 4/7/2017

Authorised by: [redacted] Date: 7/7/2017