Expiry Date – 2/2 EOT 4/2

Development Control – Delegated Officer Report

Application Number: AWDM/2222/21 Recommendation – Grant

Site: 53 John Street, Shoreham

Proposal: **Single storey infill extension to replace existing loggia, replacement windows to the front and rear elevations, conservation rooflights to outrigger and re-covering of existing roof slopes with natural slate.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 14/1

Site and Surroundings

This application relates to an end of terrace Victorian house on the west side of John Street close to the railway arch to the north. The site backs onto a twitten beyond which is the rear garden of 4 North Street and then St Peter's church. To the front the house faces the public car park at the Shoreham Centre.

The site is in the Shoreham conservation area but is not a listed building.

Proposal

Permission is sought for a ground floor rear extension, replacement windows, conservation rooflights to the rear outrigger and re-slating of the roofs. A previously proposed rear dormer and front rooflights has been removed from the application.

The rear extension squares off the rear ground floor. It has a mono pitched roof behind a raised parapet.

Relevant Planning History

None.

Consultations

ADCAG: No objection subject to no significant changes to the plans.

Representations

None received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2, 3, 15, 16 and 17 including 'Development Management Standard No.2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020)
Revised National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance (CLG)
Shoreham Conservation Area Appraisal

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 conservation area and the impacts of the development on neighbour amenity.

Neighbour amenity

The ground floor extension infils between the kitchen extension and a shared side passage to the north. No. 55, to the north, has a deeper two storey outrigger than the extension proposed. The extension will be screened from No. 51 by the existing rear addition. No neighbour harm will occur.

Heritage

The rear extension will not be visible form the public realm. It replaces a dilapidated loggia addition. It will enhance the appearance of the house and as a consequence the conservation area.

The replacement roof, windows and rooflights do not need planning permission as this is a single dwelling. However, it is appreciated that natural slate is proposed for the roof together with replacement timber sash double glazed windows where timber sash exist currently. The use of conservation rooflights at the rear is also welcomed.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*

Informative

1. 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? No.

Case Officer signed:	MOK	Date: 1.2.22
Authorised and signed by:	Peter Barnett	Date: 1 February 2022