Application Number: ADC/0551/08 Recommendation – APPROVE

Site: **26/27 East Street and 3-9 New Road, Shoreham-by-Sea**

Proposal: **Demolition of garages and shed to north of 26/27 East Street and block of 12 garages to rear of 5-9 New Road and partial demolition of 3-9 New Road (in order to carry out new development under ADC/0485/08) (application for Conservation Area Consent)**

The Application

Conservation Area consent is needed for demolition of some existing buildings to enable the partial redevelopment comprised in application ADC/0485/08 also on this agenda (see that report for full description).

The proposed demolition comprises the garages and shed (located between the north side of 'Chantry House' 26/27 East Street and listed 'Church House' No.29 East St); the block of 12 garages at the rear (accessed off New Road); a side extension at No.3 New Road and rear additions at No's 5-9 New Road.

The applicant currently lets out the garaging and parking spaces on a short term basis to people both in Shoreham and from surrounding areas. Many of the garages are used for domestic storage rather than for parking cars due to their limited size and it has been confirmed that many are currently vacant.

Consultations and Representations

Third Parties: 3 letters have been received but none relates to matters relevant to the decision on this particular application (NB. they refer to planning matters and are included and dealt with under ADC/0485/08)

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): CH4-5,
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB4-5
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05

Planning Assessment

The relevant concerns are limited to the effects of the demolition on the character and appearance of the Conservation Area and the listed building.

Policies

The site is in the heart of the Conservation Area. It adjoins the Grade II listed Church House (No.29 East St) to the north and lies partially opposite the Grade I listed church of St Mary de Haura. No.26/27 itself is a significant building of townscape merit. There is a statutory duty to have special regard to the desirability of preserving the setting of listed

buildings and also to pay special attention to the need to preserve or enhance the character or appearance of Conservation Areas (as reflected in policies AB4 and CH4-5).

It is acknowledged in para 7.13 of the Local Plan that not all buildings in the Conservation Area contribute positively to their character. Policy AB5 states if the planning authority is minded to grant consent for demolition of a building in a conservation area as part of the redevelopment of a scheme, such consent will not be granted until detailed plans for redevelopment have been approved.

Impact on Character and Appearance of Conservation Area

It is not considered that the existing buildings proposed for demolition on the site have any architectural merit or historic interest. Their removal and the partial redevelopment of the site would result in a visual improvement to the setting of the listed buildings and the character and appearance of the Conservation Area.

The main enhancement visible from the highway would be as a result of the demolition of the poor quality lean-to shed/garage building attached to the side of No.29 East Street and the poorly designed rear additions to the existing butcher's shop at 5-9 New Road. The removal of the garage buildings on the 'backland' part of the site would also improve the appearance although it would have little effect on public views.

As required by policy AB5, a condition is recommended to ensure that demolition does not take place until a contract for redevelopment has been awarded and planning permission granted.

Recommendation

APPROVE for reason that:-

The proposed demolition would enable new development that would improve the setting of nearby listed buildings and preserve and enhance the character and appearance of the Conservation Area. It would therefore accord with the relevant policies of Adur District Local Plan (AB4-5) and the West Sussex Structure Plan (CH4-5)

Subject to:-

1. C1Cii (Standard Conservation Area consent time limit)
2. C19B (No demolition until contract for redevelopment awarded and planning permission granted) (amended)

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