Development Control – Delegated Officer Report

Application Number: AWDM/0223/15 Recommendation – Approve

Site: 16 West Street

Proposal: Erection of L-shaped outbuilding in place of existing timber sheds in rear garden

Date of site visit: 12.3.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a Grade II Listed Cottage. Early C18. Coursed cobblestone with red brick plinth band, quoins and dressings. Plain tiled roof. Two-storey.

It is situated in a residential street off from the busy commerical high street. The adjoining cottages 6-12 and Ramshackle Cottage that make up the terrace are all Listed. The application site falls within the Shoreham Conservation Area.

The proposal is for a free standing garden outbuilding to measure 3 metres in height, 4 metres in length, and 6.7 metres in width.

Relevant site history
AWDM/0625/12
LISTED BUILDING CONSENT FOR REPLACEMENT OF 3 NO. WINDOWS TO FRONT ELEVATION AND 1 NO. WINDOW TO SIDE ELEVATION
APPROVED 06/07/2012

Consultations
Adur Conservation Area Advisory Committee: *unanimously APPROVED*

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7, AB1 AB5, AB6, AB7, AB8 AB9, AB11
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle, subject to satisfying the statutory tests of new development in a Conservation Area and setting of a Listed Building.

Heritage Assets and Visual amenity

The existing sheds are of no visual merit or of architectural/historic merit to the setting of the Heritage Assets, and their loss is not resisted.

The proposed garden outbuilding would be of sympathetic materials and finishes. Its scale is suitably domestic and does not over-dominate the cottage garden. Its form is squat, with low eaves. Its contemporary design is an acceptable approach as the free standing building would be viewed as a deliberate departure from the vernacular. Accordingly, the special qualities of the setting of the Listed Building would not be harmed.

The outbuilding would be hidden from public view and positioned in a concealed location at the rear of cottage. The established character and appearance of wider Conservation Area would be preserved as a result.

Residential amenity

The garden outbuilding is at the bottom of the garden, located away from neighbouring buildings. Its squat height means it would not overbear and overshadowing adversely onto the neighbour.

The nature of overlooking would be no worse than what is presently experienced by domestic use of the garden. Intrusive view onto the neighbour is concealed by existing boundary treatment.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved Plans
3. Ancillary accommodation

Informative
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Matthew Porter Date: 20-3-2015

Authorised by: Peter Barnett Date: 20 March 2015