expiry 27.03.08

Development Control – Delegated Officer Report

Application Number: ADC/0049/08 Recommendation - Permit

Site: 23 John Street Shoreham-by-Sea West Sussex BN43 5DL

Proposal: Replacement garden shed at rear

The Application

The application relates to the northern half of a Grade II listed building which has been split into two houses, located on the west side of John Street. The site is located within the Conservation Area of Shoreham.

The proposal is for a replacement garden shed in the rear garden of the house. The shed would be 2.4m wide by 3m deep by 2.1m in height. It would be constructed in tongue and groove timber with a felt style roof.

The property has significantly been granted approval for its conversion into two houses from offices (SU/88/97) with the addition of a new dwelling on the north side of No.15 (ADC/86/97) and the subsequent addition of three car ports to the rear parking area (SU/15/03, SU/39/03 and SU/180/01).

Consultations and Representations

Third Parties: There have been no third party objections.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved until adoption of the new South East Plan): LOC1, ERA1, CH1, CH4-5, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AB4, AB7, AB9, AB11, AH7 and Appendix 11 'Supplementary Planning Guidance' including:-
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05.

Planning Assessment

Policies

There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policies AB3-4 require that the level of traffic flow, or other activity do not have an adverse effect to the character of the Conservation Area, and that the design and construction materials be of a high standard.

Visual amenity

The proposed shed would be slightly larger than the one that is to be replaced, but it is still modest in size given the context of the garden and the scale of the surrounding houses. The existing carports, high fence and west side 2.1m brick wall would effectively screen the shed from view with only part of the roof being visible from Ship Street to the rear.

The wooden structure would be in keeping with other domestic sheds which have been erected within the vicinity, and it is considered that visually there would not be any adverse effects on the Conservation Area.

Recommendation

APPROVE for reason that :- 1PPi

PB 28/2/08

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Case Officer: [signature]
Date: 27.03.08