Expiry Date – 23/12, EOT 2/2

Development Control – Delegated Officer Report

Application Number: AWDM/1980/21 Recommendation – Grant

Site: 35 New Road, Shoreham

Proposal: **Proposed remodelling of existing ground and lower ground porches to front elevation with new porch roofs, and oriel window to ground floor. Alterations to window frames at first floor level.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 22/7

Site and Surroundings

This application relates to a narrow two storey Victorian cottage, with basement on the north side of New Road. The long rear garden backs onto the Co-op car park.

The property has a shallow front garden with steps up to the front door with white plastic handrails and steps down to the basement room. The house is rendered and painted and has plastic casement windows. It has been extended at the front with a mono pitched roofed open porch. There is also a pillared canopy outside the basement front door.

The property is in the Shoreham conservation area and New Road is identified in the appraisal as being in the 'residential area'. It is not a listed building.

Proposal

Planning permission is sought to create a square front bay window and porch with black metal handrails as well as reconfiguring the steps down to the basement.

A larger porch and window were refused permission last year, AWDM/1056/21 refers.

Relevant Planning History

AWDM/1981/21 - Application for Certificate of Lawfulness for proposed replacement windows to front facade. Granted

AWDM/1056/21 - Replacement of existing porches to ground and lower ground floors with new ground floor porch and bay window. Refused

AWDM/1054/21 – Single storey rear extension. Granted

AWDM/1054/21 – Single storey rear extension. Pending

SU/62/03 - Rear Conservatory

Consultations

Adur Conservation Group: Approve.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2, 15, 16 and 17 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
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.

Conservation area

This property is a very narrow cottage in a row of 4 similar properties. It has a simple flat rendered frontage with single windows on three levels. The character of the residential area is identified in the conservation appraisal as being of *a 'close knit residential development, historic terraces and cottages in narrow streets'.*

The existing porch does not preserve or enhance its appearance. The proposed replacement porch with its flat roof is simpler and more lightweight in appearance. It will have no greater impact than the existing porch. It will preserve the appearance.

The reduced size bay window remains untypical of these simple cottages. However there have been alterations to other frontages nearby which have diluted their original character i.e. the curved bay at No. 31 is an unsympathetic addition. It is considered that the less than substantial harm that would occur would be outweighed by optimising the use of this house.

The replacement first floor window is not in keeping. A Certificate of Lawfulness has already been issued for this.

Neighbour amenity

The proposal would not be harmful to neighbour amenity.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials as specified

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 any representations? No.

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