Development Control – Delegated Officer Report

Application Number: AWDM/1427/17 Recommendation – APPROVE

Site: 1 Old Swan Cottages, Church Street, Shoreham-by-Sea, BN43 5DT

Proposal: Single storey extension to north elevation

Date of site visit: 24.10.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 3 storey grade II Listed Building within the town centre of Shoreham-by-Sea. The site is located within the Medieval Core of Shoreham and is within the Shoreham Conservation Area. The Church of St Mary De Haura a Grade I Listed Building, and grounds are opposite the application site to the east. An Article 4 Direction was made in 1996 relating to properties in Church Street, Shoreham, which removed their permitted development rights.

No. 1 is on a corner site and has an 'L' shaped plot. The dwelling is a 3 storey mansard roof dwelling and has 2no. flat roof dormers in its front elevation. The front and side elevation are painted white and appears to be scored Roman render to appear as blockwork, the rear elevation is faced in unpainted brick and flint sections.

The front elevation faces sideways to the street onto a 'link' road between Church Street to the east and Middle Street to the west. No. 2 Old Swan Cottages appears to have been a side extension to the main house, namely the application site, but is now a separate dwelling unit. The rear garden to the house runs to the north and then turns to run to the west, thereby forming the 'L' shaped plot.

The house also has a single storey flat roof rear extension that directly abuts Church Street. This extension has a parapet to the side, next to the road and to the rear facing the side gate, which hides the flat roof from view from the street. The parapet does not continue on the inside edge, and instead there is a set of metal railings with finials on the other roof edges.

The outside elevation of the extension directly abuts the road, and adjoins close board fencing and gate, the fencing being over a low wall followed by a further white painted wall.

Proposal

The proposal is seeking Permission for the partial demolition of the existing rear extension and its rebuilding to be a larger (wider) flat roof extension which will also

incorporate the rear of the existing rear mansard later addition. The side boundary wall of the existing which directly abuts the street, will be retained.

Relevant Planning History:

SU/24/85/TP/15004 Single storey extension (wc and lobby)
Approved 02.04.1985

AWDM/1428/17 Application for listed building consent for single storey extension to north elevation **Current**

AWDM/1696/17 Alterations to width of garage door opening and installation of new automated sectional door. **Approved 15.12.2017**

Consultations: None

Representations: None received

Relevant Planning Policies

Development Management Standard No.3 'Extensions and Alterations to Dwellings'
Adur Local Plan 2017: Policy 15, 17
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the Conservation Area.

Visual Amenity and Impact upon Character and Appearance of the Conservation Area

The proposal is seeking to create a more workable kitchen area and separated wc., together with views from the living area into the garden. The increase in footprint will only be approx. 8.5 sq.m.

The design and overall size of the extension has had regard for the Listed Building and the Conservation Area in that it is kept away from the main historic section of the listed building; it is no higher than the existing extension thus maintaining its 'invisible' aspect onto the Conservation Area in general; and the section of extension behind the later, two storey rear mansard will purely be onto the existing single storey extension and no higher. The overall increase in area being created by the extension will be approx. 8.5 sq. m.

The use of materials although respecting the Conservation Area by being rendered as per the existing extension, has opted to use metal frames for the glazing, which

for the weight of the glass are much slimmer than timber frames, thereby making for a more visually lightweight structure.

The extension will incorporate 2no. plateau rooflights over the kitchen area and extended entrance hall.

Residential Amenity

The proposed rebuild of the existing extension together with its enlargement, will not be readily viewed outside of the site and the existing parapet will remain intact. The extension will link up in a more assimilated manner with the existing extensions and alterations that are currently in place, and will provide a more usable form of accommodation.

The neighbouring properties comprise 29 Church Street to the south; Myrtle Cottage to the north; and no. 2 Old Swan Cottages to the west, none of which are considered close enough to readily view the proposal or be adversely affected by it.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to be in white washed render to match the existing wall

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 19.12.2017

Authorised by: Peter Barnett Date: 19 December 2017