Expiry Date – 28/10, ppa sought to 31/12

Development Control – Delegated Officer Report

Application Number:		**Recommendation**
A)	**AWDM/1406/20**	**A&B) – Grant/Consent**
B)	**AWDM/1407/20**	

Site: King Charles Cottage, 69 The Green, Southwick

Proposal:

A) Retention of bike shed, arbour, gates and front door. Removal of market stall and porch structures. Proposed side fence (retrospective application)

B) Listed Building Consent for Retention of bike shed, arbour, gates and front door. Removal of market stall and porch structures. Proposed side fence (retrospective application)

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15.10

Site and Surroundings

This application relates to a Grade II listed timber framed cottage on the west side of The Green in the Southwick Green conservation area.

The property has a driveway on the north side of its frontage with double gates to the rear garden. The rear garden rises slightly to the rear boundary.

Proposal

New owners of the property have, over the course of the last 2.5 years, made various alterations to the property without first seeking the appropriate permissions. These applications seek Listed Building Consent and planning permission to retain a bike shed in the front garden, front garden arbour and gates, front door and retrospective consent for the removal of market stalls that used to be on the north side of the frontage and a porch structure. As this is a listed building these works are not immune from prosecution. Flower boxes have also been added to the frontage.

Relevant Planning History

AWDM/0899/20 - Retrospective application for retention of outbuildings and ancillary structures in rear garden. Granted 24.7.20

Consultations

Adur Conservation Panel: No objection.

Highways: '*This retrospective application is for retention of bike shed, arbour, gates and side fence. Removal of market stall and porch structures.*
The site is located and accessed via The Green which is an unclassified road subject to 30mph speed restrictions.
The installed gate and fence is to maintain a separation between gardens and it is not anticipated to obstruct visibility splays. The proposed bike shed promotes the use of sustainable transport methods and these details are acceptable.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.'

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2,15, 16 and 17 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

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 listed building and the conservation area and the impacts of the development on neighbour amenity.

Listed building

Other than the bike shed in the frontage adjacent to the front wall of the cottage these alterations/additions are not harmful to the listed building and not harmful to the appearance of the conservation area.

The bike shed is harmful to the setting of the listed building. The applicant has been encouraged to relocate it to the rear garden or even to the north side of the cottage. She has declined to do so for various reasons.

These are extraordinary times. We do not wish to discourage cycling/exercise and the applicant's children are young. It is considered appropriate to consider a temporary 5

year permission for this shed. In 5 years, or less, the shed should be relocated. There is no immunity to enforcement prosecution if it is not.

Neighbour amenity

No harm caused.

Recommendation APPROVE subject to the following conditions:

A)

1. Approved Plans
2. 3 years
3. Bike shed temporary 5 years

B)

1. Approved Plans
2. LBC 3 years
3. Bike shed temporary 5 years

Informative

1. 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.

   I refer your client back to my colleague Jenny Blower's email dated 9/9/2019 which sets out other known alterations made to the interior of the property that are currently unlawful. An application needs to be made for these works within 28 days. There is no immunity from prosecution to unlawful works to a listed building.

   Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 24.12.2020

Authorised and signed by: Peter Barnett Date: 30 December 2020