Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1326/12

Site: **62-64 New Road, Shoreham-By-Sea, West Sussex**

Proposal: **Demolition of former tool hire shop, 64 New Road (to enable redevelopment as proposed under AWDM/1181/12 (Application for Conservation Area Consent)**

Date of site visit: 6th November 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal

Conservation Area consent is needed for demolition of the existing buildings on site to enable for the redevelopment of the site comprised in application AWDM/1181/12. Conservation Area consent was granted in April 2009 under ADC/0051/09 for these demolition works and this has since expired.

The proposed demolition comprises the single storey flat roofed disused tool hire shop with its lower ancillary lean to section abutting the A259. The premises are vacant and in a very poor state.

Consultations

Conservation Advisory Group: Approve

Representations: - No third party representations have been received.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB4-5,
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The relevant concerns are limited to the effects of the demolition on the character and appearance of the Conservation Area and the listed building.

The site is on the eastern edge of the Conservation Area and opposite a pair of Grade II listed buildings (No's 55 and 57 New Road). There is a statutory duty to have special regard to the desirability of preserving the setting of listed buildings and also to pay special attention to the need to preserve or enhance

the character or appearance of Conservation Area (as reflected in policies AB4 and NPPF)

Not all buildings within the Conservation Area contribute positively to their character. Policy AB5 sates if the planning authority is minded to grant consent of demolition of a building in the conservation area as part of the redevelopment of a scheme such consent will not be granted until detailed plans for redevelopment have been approved. However in this case the building is of such poor quality that its demolition would be acceptable in advance of any successful scheme. This is also in the light of ADC/0005/10 which was approved for the redevelopment of the site which does not expire until December 2013.

Impact on Character and Appearance of Conservation Area

The existing building proposed for demolition is of an industrial type and totally inappropriate to this very prominent location. It clearly has no architectural merit or historic interest whatsoever. Its removal would result in a visual improvement to the setting of the listed buildings and the appearance of the Conservation Area.

Recommendation

APPROVE for reason that: -

The proposed demolition would improve the setting of the nearby listed buildings and enhance the character and appearance of the Conservation area. It would therefore accord with the relevant policies of the Adur District Local Plan (AB4-5)

Subject to: -

1. C1Cii (standard Conservation Area Consent time limit.)
2. Unless otherwise approved in writing by the LPA, within one month of the exposed eastern side wall of the No.62 shall be made good by rendering and painting externally in accordance with details to be submitted and approved in writing by the LPA.
3. The demolition works hereby permitted relate to the single storey former tool hire shop shown on drawing no. EX1 – received 19th October 2012.

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

Case Officer: Hannah Barker Date: 11th December 2012

Authorised by: Jo Morin Date: 18 Dec 2012