Development Control – Delegated Officer Report

Application Number: ADC/0239/10 Recommendation – APPROVE

Site: 15 Middle Street, Shoreham-by-Sea BN43 5DP

Proposal: Garden room at rear (application for Listed Building Consent)

The Application

The application property is a Grade II listed building located on the west side of Middle Street within the Conservation Area. The house is the southern end of a terrace of three houses, originally attached to another house to the south. The latter was demolished many years ago to form the Middle Street carpark.

The house is grade II listed and is fully tile hung with clay tiles on the front, rear and upper part of the side elevation. The side ground floor elevation is painted brickwork. There is a brick and cobblestone buttress (also painted white), which attaches to a 1.2m high brick built wall with 0.6m high close-boarded fence above separating the applicants rear garden from the carpark.

Consent is sought for a small rear extension, 1.8m wide, by 1.8m deep, by 2.4m in height. It would take the form of a brick- built, flat-roofed addition, with a lead roof and painted timber fascias and hardwood windows and doors.

Consultations and Representations

West Sussex County Council: The Conservation architect states that the extension is modest in scale and not cause detraction from the listed building.

Adur District Conservation Advisory Group: No objection.

Third Parties: There have been no letters of objection received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB7, AB9
PPS5 ‘ Planning for the Historic Environment’ and Historic Environment Planning Practice Guide (DCLG 2010)

Planning Assessment

Policies

There is a statutory duty to have special regard to the desirability of preserving Listed Buildings, their setting or any other features of special architectural or historic interest which they possess.

Policy AB7 of the Local Plan states that listed building consent will only be granted for any external or internal alterations, changes of use or extension to a listed building where the character of the building would not be adversely affected. The materials to be used need to be consistent with those originally used, are typical for the area and should not adversely affect the internal or external appearance of the building.

Character and appearance

The existing house is simple in appearance yet relatively prominent due to the adjacent open car park area to the south. The existing 1.8m high boundary treatment would ensure that all but the roof of the extension would be unseen from view from any public place.

The extension itself is very modest being only 3.24sqm in floor area, and the materials to be used are considered to be sympathetic to the listed status of the house. An amended plan has been submitted adding the details of the proposed window construction which are acceptable. Consequently, it is considered that the character and appearance of the listed building would not be harmed by the proposal.

Recommendation

APPROVE for reason that :-

1PC

Subject to:-

1. C1Cii
2. C19E
3. The development hereby permitted shall be carried out in accordance with the following approved plans: 10317-01 Rev B; date stamped received 27 July 2010. Reason: For the avoidance of doubt and to preserve the character of the building.

Case Officer: Carlos Hone Date: