Church House Dental Practice

Enforcement Notice Appeal Evidence
APP/Y3805/C/10/2125360

Evidence to show precedence set in the immediate locality.
Evidence of variance to LPA's granting of applications in the conservation area.
Evidence of variance to LPA's policies & procedures regarding equalities and discrimination.
Evidence that materials used are not at variance to those used within the specified area of conservation

The loading entrance of the Co-Operative, 7–9 Church Street, is situated directly opposite Church House Dental Practice. The door is constructed from metal and is not decorated to blend in with the other décor in the street. These have been replaced within the last 3-4 years, ie after 1996.

The metal air-conditioning unit, as shown, is not only visible from the road and but also upper levels and was installed in 2009 and would certainly seem to be at variance with Section 6.11 of Shoreham Conservation Area Character Appraisal & Management Strategy which removes permitted development rights for … alterations to roof slopes'



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The loading entrance of the Co-Operative, 7–9 Church Street, is situated directly opposite Church House Dental Practice. The door is constructed from metal and is not decorated to blend in with the other décor in the street, These have been replaced within the last 3-4 years, ie after 1996.



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Adurvision is situated in East Street which is within the Conservation Area shown on the enclosed map. These external shutters are constructed of metal and are of a similar design to those at Church House.



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The Olive Tree is a newly converted premises situated in East Street, within the Conservation Area. The external shutters are constructed from metal and are of a similar design to those at Church House.



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This photo of the Church House shutters demonstrates the aesthetic design of the shutters and their lack of variance to those within the Conservation Area. The colour of deep blue was specifically chosen as it is a period colour and complements the business frontage. A suggestion has been made that it could be painted white if it was felt that this would blend in better than the present colour, but this was declined by the planning department.



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This photo of the Church House shutters demonstrates the aesthetic design of the shutters and their lack of variance to others within the Conservation Area. During working hours ie 8.30am to 6.30pm Monday to Friday they are rolled back to show a bare minimum of metal framework. Far less is visible than many of the other shutters visible around the Conservation Area.
It has been suggested that a wooden surround could be constructed to camouflage the very small part of the grill which is visible but this was declined by the planning department



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The Fireplace Centre is situated in the High Street, within the Conservation Area and has an external metal shutter which is pulled down after office hours. The Metal grill is visible when the shutter has been completely pulled up.



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The Computer Centre on Church Street has an internal metal grill for security purposes



The metal grill is also visible when fully pulled up.



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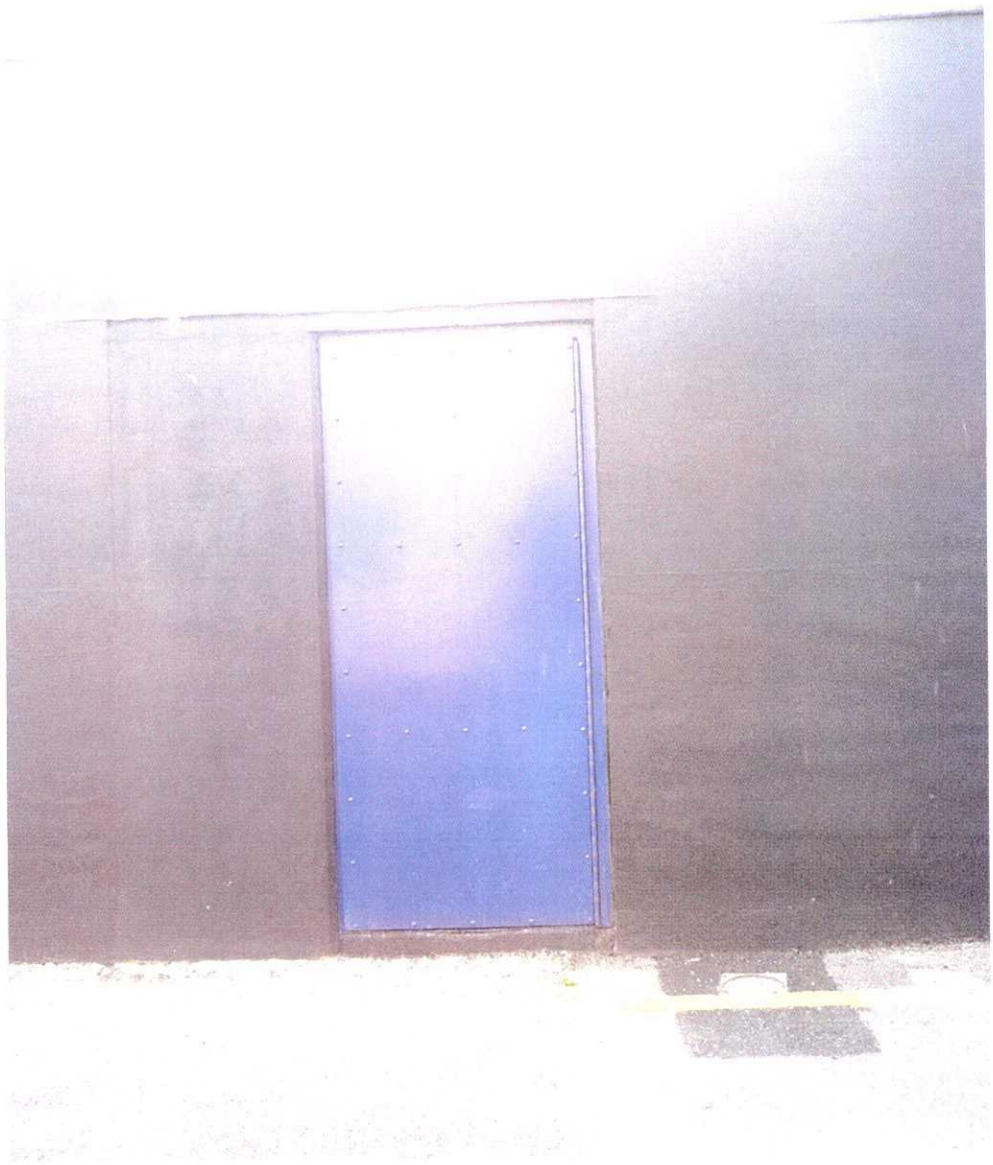
The Nationwide Building Society has a metal Security Door present at rear entrance in Middle Street, deemed 'Residential Area within the Historic Core'. This would seem to show a precedence that has been set in the immediate locality for use of metal in a similar residential road with a commercial element.



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These metal garage gates are in Middle Street, deemed 'Residential Area within the Historic Core'. This would seem to show a precedence that has been set in the immediate locality for use of metal in a similar residential road with a commercial element.



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This garage door made of metal is found in Middle Street which is deemed 'Residential Area within the Historic Core'. This would seem to show a precedence that has been set in the immediate locality for use of metal in a similar residential road with a commercial element.



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These metal grills are found on windows in Middle Street, which is deemed to be a 'Residential Area within the Historic Core' and demonstrate the use of metal in a similar residential road with a commercial element.



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Evidence to show precedence set in the immediate locality.
Evidence that materials used are not at variance to those used within the specified area of conservation in Church Street.
This photograph demonstrates the use of metal in Church Street



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This photograph demonstrates the use of metal in a newly developed in East Street in 2009.



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Evidence to show the busy commercial surroundings of the south aspect of Church Street in which Church House Dental Practice is situated.

The frequent HGV deliveries to both the loading entrance of the Co-Operative, the Pet Shop and the other commercial outlets in the South of Church Street demonstrates the commercial nature of the southern end of Church Street.



The photograph shows a distinct difference in appearance between the commercial and residential areas in Church Street, the dividing line being the northern aspect of the Co-Operative Loading Entrance.



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Evidence that materials used are not at variance to those used within the specified area of conservation in Church Street

Residential buildings from 13–23 Church Street would appear to have modern upvc and metal dormer windows which would appear to be at variance to the Section 6.11 of Shoreham Conservation Area Character Appraisal & Management Strategy which removes permitted development rights for … alterations to roof slopes'





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Houses from 13–23 Church Street would appear to have modern upvc and metal dormer windows which would appear to be at variance to the Section 6.11 of Shoreham Conservation Area Character Appraisal & Management Strategy which removes permitted development rights for … alterations to roof slopes'



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Evidence that materials used are not at variance to those used within the specified area of conservation in Church Street

Star Cottage 2 Church Street would appear to have upvc windows on the first floor and an aluminium dormer window which are deemed to be 'modern building materials' and would appear to be at variance to the Section 6.11 of Shoreham Conservation Area Character Appraisal & Management Strategy which removes permitted development rights for … alterations to roof slopes'
This building is next door to Church House Dental Practice.



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It would appear that Upvc windows are present above Budget Kitchen Shop at the lower end of Church Street. This would appear to be at variance to the Section 6.11 of Shoreham Conservation Area Character Appraisal & Management Strategy which removes permitted development rights for … alterations to roof slopes'
This building is only 2 doors down from Church House Dental Practice.

