Expiry Date – 10/8

Development Control – Delegated Officer Report

Application Number: AWDM/1056/21 Recommendation – Refuse

Site: 35 New Road, Shoreham

Proposal: **Replacement of existing porches to ground and lower ground floors with new ground floor porch and bay window**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 22/7

Site and Surroundings

This application relates to a narrow two storey Victorian cottage, with basement on the north side of New Road. The long rear garden backs onto the Co-op car park.

The property has a shallow front garden with steps up to the front door and steps down to the basement room. The house is rendered and painted and has plastic casement windows. It has been extended at the front with a mono pitched roofed porch. There is also a pillared canopy outside the basement front door.

The property is in the Shoreham conservation area and New Road is identified in the appraisal as being in the 'residential area'. It is not a listed building.

Proposal

Planning permission is sought to create a square front bay window and porch as well as reconfiguring the steps down to the basement.

Relevant Planning History

SU/62/03 - Rear Conservatory

AWDM/1054/21 – Single storey rear extension. Pending

Consultations

Adur Conservation Group: Approve.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2, 15, 16 and 17 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
Shoreham Conservation Area Appraisal

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

Policy Context

Adopted Adur Local Plan

Policy 15: Quality of the Built Environment and Public Realm

Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping.

Development should:
- Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;
- Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;

Policy 16: A Strategic Approach to the Historic Environment
The Council will conserve and enhance the historic environment and character of Adur, which includes historic buildings, features, archaeological assets and their settings. Where development affecting any heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.

Policy 17: The Historic Environment For All Heritage Assets:
Where a proposed development would lead to substantial harm to, or total loss of a designated heritage asset, this will not be permitted unless there are compelling circumstances.

Development should not adversely affect the setting of a Listed Building, Conservation Area, archaeological feature or Scheduled Ancient Monument.

Conservation Areas: Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area.

Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken through new development and other measures to preserve and enhance these areas, and to implement the recommendations of the Conservation Area Management Plans. The importance to the local area of key non-listed buildings within Conservation Areas will be a material consideration in assessing an application for their demolition or development.

National Planning Policy Framework 2021

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Conservation area

This property is a very narrow cottage in a row of 4 similar properties. It has a simple flat rendered frontage with single windows on three levels. The character of the residential area is identified in the conservation appraisal as being of *a 'close knit residential development, historic terraces and cottages in narrow streets'*.

The existing porch does not preserve or enhance its appearance. The curved bay at No. 31 is an unsympathetic addition also.

Bold in its design the detail is unclear. The roof line looks heavy and it is unclear how this window would open and provide natural ventilation to the room.

It is considered that the square bay and porch would introduce an overly prominent and alien feature to this simple, narrow house, the terrace it sits in and the street itself. It would not respect the prevailing local character and would neither enhance or preserve the character of the conservation area nor demonstrate a strong sense of place.

Neighbour amenity

The proposal would not be harmful to neighbour amenity.

Recommendation REFUSE for the following reason:

1. The proposal by virtue of its siting, height, form and design would introduce an alien feature to this streetscene that would not respect its setting nor preserve or enhance the appearance of the Shoreham conservation area and as such is contrary to policies 15, 16 and 17 of the Adur Local Plan and the National Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 6.8.21
Authorised and signed by:	Peter Barnett	Date: 6 August 2021