Development Management – Delegated Officer Report

Application Number: AWDM/1938/22 Recommendation: Approve

Site: Land At 10 John Street, Shoreham-by-sea

Proposal: Proposed reconstruction of flint wall to the North boundary.

Date of Site Visit: 7 December 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application relates to the northern boundary of the development site at 10 John Street, which also forms part of the southern boundary of the Middle Street Car Park. The original flint boundary wall collapsed during clearance works and a replacement is now sought.

It is proposed to construct a new 3m high wall with a render finish facing south into the development site. On the north face the wall will be finished using individual flint pieces laid with lime mortar. Brick detailing will be used at either end of the wall.

Planning History:

AWDM/0741/18 - Demolition of existing garages and erection of pair of semi-detached three-storey dwellings to frontage facing John Street and one part single and part two-storey detached dwelling to rear with associated parking and landscaping- approved

Plus, applications for approval of conditions and for material amendments

Consultations:

ADCAG: Approve

Representations

Letter from occupier of 5 John Street:

The specification for the car park side can be interpreted as individual flint faced blocks which is not traditional. The facing should be individual flints in grit/lime mortar with rounded mortar capping - which would have my wholehearted support.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
National Planning Policy Framework (July 2021)

Planning Assessment

The replacement wall will be a different style and height to the original. The previous wall was approximately 3.3m high at its western end, rising to 4.3m at its eastern end where it abutted the rear wall of The Royal Sovereign pub. It had a patched up appearance, but was of flint construction largely.

The new wall will have a consistent height of 3m and will have a more traditional appearance from the car park. The lower height will allow more of the new dwellings to the south to be visible from the car park, but this is not considered to be harmful to the character of the area.

Overall the proposal is considered to enhance the Conservation Area and can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Prior to the construction of any flintwork a sample panel of flintwork, indicating the colour, texture and pointing style of the mortar, shall be constructed on the site and inspected and approved in writing by the Local Planning Authority. Thereafter, the flintwork shall be constructed in accordance with the agreed sample panel which shall be retained on site until the development has been completed.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 9 January 2023

Authorised by: Gary Peck Date: 9 January 2023