Development Management – Delegated Officer Report

Application Number: AWDM/1575/16 **Recommendation: APPROVE**

Site: **1 Church Street, Shoreham-By-Sea**

Proposal: **Retrospective application for timber sash window to ground floor east elevation**

Date of Site Visit: 2 November/22 December

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks retrospective consent for a timber sash window to the ground floor east (front) elevation.

The application site is within the Conservation Area subject to an Article 4 direction and sits on the western side of Church Street. It is a residential property (previously a shop until around 2000) sitting between a Chinese Massage Centre and computer shop fronting the High Street.

Previously, there was a projecting bay window on the ground floor and this seems to have been replaced with the window the subject of the current application earlier in 2016.

Planning History:

None directly relevant although a rear extension was permitted in 2015 (AWDM/0999/15)

Consultations:

Southern Water – no objection

Representations:

1 letter of objection on the basis that, although the original box bay window was an obstruction to pedestrians, the replacement sash should match the first floor window. The replacement window has a wider surround and is out of keeping with upstairs and next door.

1 letter has been received stating that the window is in compliance with the Conservation Area.

Relevant Planning Policies:

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB23 & AB25 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

There is no impact upon the amenities of neighbouring residential properties and therefore the main issue is the visual impact upon the Conservation Area.

It is evident that the glazing bars are thicker than the first floor window above as referred to in the letter of objection, albeit from Street View it would seem that the first floor window has also been replaced without permission being granted. In general, Church Street consists of high quality sash windows and given its position in the Conservation Area, any alterations should be considered carefully.

In this instance, though, the sash window appears to have replaced a non original bay window which was something of an oddity in the street and also sits between the commercial premises – the shopfront to the south is not of especial quality while the Massage Centre to the north has a window, albeit smaller, closest to the subject window which is not a sash as well as advertising signage. As there is a micro pub opposite and the Co-Op service bay close to the north as well, there is a generally commercial element to this end of the road (the subject property itself being a shop in the past) which means that the new window is not considered so obtrusive as to warrant refusal, especially given it replaced a window that was less sympathetic its surrounds.

Recommendation

APPROVE subject to the following condition:

01 Development in accordance with approved plans

Note to applicant: The window at first floor level appears to have been replaced without the relevant consent being sought and the applicant is advised to submit a further application for its retention.

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

Case Officer: Gary Peck Date: 22 December 2016

Authorised by: Date: 3rd January 2017.