Development Control – Delegated Officer Report

Application Number: AWDM/0630/18 Recommendation – APPROVE

Site: 10 The Street, Shoreham-by-Sea, BN43 5NJ

Proposal: Proposed porch to North elevation and replacement windows to front (West) elevation in white painted timber.

Date of site visit: 24.05.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application property is a two storey, rendered, end of terrace dwelling. The address is The Street, but the property sits on a prominent corner site at the junction with Adur Avenue. The dwelling has previously been extended to the north with a single storey pitched roof addition and a two storey extension to the rear. A further application was approved last year for a single storey infill extension to the rear. The site is within the Old Shoreham Conservation Area.

The front door faces to the side towards Adur Avenue, and a small curved triangular area is fenced off at the front.

Permission is sought to erect a single storey porch extension in front of the entrance door on the North elevation. As amended, the porch measures 1.23m by 2.36m and 2.6m high. It is set back 0.7m from the front edge of the house. It is embellished with the re-use of the ornate fascia and decorative corbals.

The second part of the proposal is to replace the existing PVCu windows on the front (west) elevation with timber windows.

Relevant Planning History:

AWDM/1246/17 Single storey infill extension with Lantern rooflight to rear elevation Approved Conditionally 05.10.2017

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017: Policy 15, Policy 17
Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2018)

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the Conservation Area.

Visual Amenity

The property sits on the edge of the Old Shoreham Conservation Area, and although a small end of terrace cottage on a small site, it has charm which contributes to the character of the Conservation Area.

The front elevation abuts the highway of The Street, and no pavement exists directly to the front of the small terrace. Within this front elevation there are existing PVCu windows, with push out openings. By reason of the materials and the form of opening, these windows do not contribute to the character of the dwelling or the Conservation Area.

By changing these windows to timber, vertically sliding sash windows, the front elevation of the cottage will be improved to the benefit of the Conservation Area.

The addition of the small porch, as amended, is considered to be appropriate at this location. Amendments have been secured which have reduced its width, leaving a small setback from the front elevation, centralising the entrance door and using a lead roof finish. The design is simple, with the ornate fascia and corbels embellishing the simple structure. The new porch is considered suitable for the dwelling and will preserve the character and appearance of the conservation area.

Residential Amenity

Both the porch and the new windows will not unacceptably harm the neighbouring properties, given the location of the development and the positioning of the adjoining and nearby properties.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to be render to match with lead rolled roof. Ornate fascia moulding to match existing

Informative

1. Approved following revision

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

Case Officer: Peter Barnett Date: 5 September 2018

Authorised by: Gary Peck Date: 5 September 2018