Development Management - Delegated Officer Report

Application Number: AWDM/0718/23 Recommendation – APPROVE

Site: 2 Queens Place, Shoreham-by-Sea, BN43 5AA

Proposal: Reinstatement of chimney stack

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is a two storey, middle of terrace dwelling within the centre of Shoreham, and is within the Shoreham Conservation Area. The dwelling has a ground floor bay window, with one flush window above. The property has no brick chimney, but does have a metal flue protruding out of the front roofslope.

The dwellings within the terrace have some differences to one another i.e. some of the ground floor bays, some are of a different design and some have a two storey front bay window, while others have a flush first floor window.

The chimneys relating to the dwellings are positioned at the mutual boundary point with its neighbour. Most of the chimneys have the addition of pots to their chimneys.

The majority of the properties within the terrace on this side of the road have chimneys, but there are a few exceptions, for example no. 11. There are a few more at the north end of the road, but they look as if the dwellings were built later, and the chimneys might be shared between two properties. On the other side of the road (east) the properties are largely of a different construction type, and thereby they do not all have chimneys.

Proposal:

Permission is sought to reintroduce a brick chimney to the roof of the dwelling. The chimney will be of the same/similar design as its neighbours and will be brick with hard render finish. The existing flue will be assimilated into the chimney and be hidden from view.

Relevant History: None

Representations: None received

Consultations: ADCAG : Approve

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15.16, 17
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises the reinstatement of the chimney stack on a residential property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

Queens Place is within the Shoreham Conservation Area, and as such the retention of chimneys within such areas should be maintained. It is a shame that the original chimney has been removed from this property, however, this application seeks to redeem that error, and a brick and hard render chimney is proposed, which will match in design that of its neighbouring chimneys on the terrace.

The reinstated chimney will bring back the visual rhythm of the street, and the character and appearance of the street will be enhanced.

The reinstated chimney will not result in any loss of existing visual or residential amenities of the neighbouring properties or the locality in general, indeed, it will be the do the opposite, and will be a positive outcome.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 06.07.2023

Authorised by: Peter Barnett Date: 6 July 2023