Expires 31/12/07.

Development Control – Delegated Officer Report

Application Number: ADC/0675/07 **Recommendation – Permit Application**

Site: **55 New Road Shoreham-by-Sea West Sussex BN43 6RB**

Proposal: **Enlargement of pedestrian access gate at rear into vehicular access gate, hard standing and new patio area with shed and pergola (Listed Building Consent)**

The Application

This application is for Listed Building Consent to undertake alterations and additions at the rear of No.55 New Road, Shoreham.
The application site is the western half of a semi-detached pair of Grade II Listed Buildings on the eastern fringe of the Shoreham Conservation Area. The property is set back from the road with good sized front and rear gardens. To the rear a 1.8 metre high flint wall bounds the site with the access road to a block of flats and the Somerfield goods yard beyond to the north. The proposal seeks permission to enlarge the rear timber pedestrian gate within the flint wall into a vehicular access to a new rear hardstanding. This hardstanding will be covered by a wooden pergola 6.3 metres in depth, 3.8 metres in width and 2.9 metres in height. A small timber storage shed will also be erected rear of the hardstanding. The new vehicular access gate is similar in style to one approved under SU/209/02/TP at the rear of the adjoining neighbours garden.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

ADCAG raise No Objection.

The County Conservation Architect raises No Objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1, CH4, CH5
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AB4, AB7, AB9, AB11.

Planning Assessment

Policies

Structure Plan policies CH4 and CH5 require that development preserves or enhanced the character, setting and appearance of Conservation Areas and to Listed Buildings. This is reflected in Local Plan policies AB4, AB7 and AB11 also that require a high standard of design and construction materials that preserve or enhance the character, appearance and setting of Listed Buildings and Conservation Areas.

Visual Amenity

The enlargement of the gate from 0.9 metres in width into a 2.6 metre wide vehicle gate is identical to an undertaking approved under SU/209/02/TP on the adjoining property. A section of flint walling that angles from 1.8 metres up to 2.3 metres in height to the west is to be removed and upgraded with brick coping and quorns to match the remaining sections with the double gates finished in tanalised softwood. Although this material does not exactly match that of the neighbours gate, it is not considered to create a wholly unacceptable feature.

The pergola will sit above the new hardstanding and will be constructed of the same material as the gate. It will be built to a height of 2.9 metres and will thus be apparent from the rear. As it is finished in softwood and will have planting around it, it will not form a discordant feature. The hardstanding area and new enlarged patio will be completed in Indian sandstone with cobble and brick detailing. The small timber shed courts no concern.

The proposal will thus not unduly impact on the character and appearance of the Listed Building or the Conservation Area and will accord with the above Local and Structure Plan policies.

Recommendation

APPROVE for reason that :-

1PC

Subject to:

1. C1Cii

Case Officer:.....

Date: 6/12/07.