Expires 31/12/07

# Development Control – Delegated Officer Report

**Application Number: ADC/0677/07** **Recommendation – Permit Application**

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

**Proposal:** **Enlargement of pedestrian gate at rear into vehicular access gate**

## The Application

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. The new vehicular access gate is similar is style to one approved under SU/209/02/TP at the rear of the adjoining neighbours garden at No.57.

## Consultations and Representations

### Third Parties

No representations have been received.

### Contributors

ADCAG raises 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 installation of a hardstanding at the rear of this property will not impact on the western neighbours' rear privacy or cause undue noise disturbance due to the high 2 metre flint wall that separates the properties.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.

***Access and Parking***

The new access will allow onsite parking for one vehicle with access onto a non-classified access road. As the precedent has been set by the adjoining property's access and hardstanding there is no concern.

## Recommendation

APPROVE for reason that :-

1PPii

Subject to:

1. C1Ci

Case Officer:.....

Date: 6/12/07