Expiry 8.01.07

Development Control – Delegated Officer Report

Application Number: ADC/0684/07 **Recommendation - Application Permitted**

Site: **32 John Street Shoreham-by-Sea West Sussex BN43 5DN**

Proposal: **Conversion of rear store to dining room and construction of link corridor (application for Listed Building Consent)**

The Application

The application relates a 19th Century Grade II listed, two-storey 'wing', located to the north side of a pair of 18th Century Grade II listed cottages, on the east side of John Street within Shoreham Conservation Area. The cottages were originally two separate dwellings with the northern wing added at a later date. However now the two cottages form (for the most part) one dwelling (No.30) and the northern wing extension another (No.32)

The extension is a two-storey building with a mansard clay-tiled roof. To the rear of the narrow frontage the property widens due to the peculiarities of how the original pair of cottages were extended.

The existing property (No.32) consists of a long thin living room area housed solely within the extension; a staircase to the upper rooms which appears to be located within the northern half of the pair of cottages; a kitchen which is within a modern flat-roof extension; and to the rear of the cottages extending to the northern boundary is a ridged roof store room, again added at a later date.

An internal courtyard is formed between the rear of the northern listed wing and the west side of the store rooms. The courtyard is flanked by the kitchen of No.32 to the south and a 3.0m high boundary wall with the adjacent property to the north, St. Johns Cottage.

The proposal is to convert the northern half of the rear store room into a dining room and connect it to the existing house with a glazed corridor housed within the existing courtyard. Internal alterations to the interior of the modern extension and wall of the store would be required. A glazed screen and door would be added to the eastern side of the store to allow access to the rear garden, and a glazed screen on the western side to allow views onto the courtyard. The corridor would be constructed in a similar glazed screen manner with a flat roof attaching to the existing flat roof of the kitchen.

Consultations and Representations

Third Parties: No third party representations on the application.

Adur District Conservation Advisory Group: No objection

County Planning Services: The Conservation Architect says that this is a modest rear proposal, which is well considered.

Relevant Planning Policies and Guidance
Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): CH5. Adopted Adur District Local Plan 1993-2006 (ADC 1996): AB7, AB9, AB11.PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05.

Planning Assessment

This application is for listed building consent and only matters related to the effects of the proposals on the Grade II listed building are relevant; not the effects on residential amenity or other considerations.

There is a statutory duty to have special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest which they posses.

Effect on the Listed Building
The proposed infill extension would be modest in size and the visual effect on the listed building would be minimal.

The proposed extension would be 1.1m in depth and result in a minimal reduction in size of the courtyard. Internal alterations required for the proposal would affect only the more modern structures of the building and as a result the internal integrity of the Listed Building would not be adversely affected. The glazed screen walls in the east side wall of the store room would be seen against the background of the Listed building, but they are considered to be an improvement to the existing store, which has a very rundown appearance.

The main body of the works would be the introduction of the glazed screen walls and doors to the rear of the existing house, corridor and new dining room. The framework would be of timber and glazing would be double-glazed, which are considered to be acceptable in terms of the effect on the listed building, being as they will be unseen from any public areas other than the garden.

Recommendation

APPROVE for reason that :-
1PC

1. C1Ci
2. C12Ai – amended.
   No development shall be carried out unless and until a schedule of materials and finishes for the windows, glazed screens, external walls and roof of the proposed extension has been submitted to and approved in writing by the Local Planning Authority.
   Reason. *In the interests of visual amenity and to comply with policy AB9 of the Adur District Local Plan and CH5 of the West Sussex Structure Plan.*
3. C19D
4. C19E

Case Officer:
Date: 18.12.07