expiry
28.01.08
~~public expiry~~
~~25.01.08~~

Development Control – Delegated Officer Report

Application Number: ADC/0706/07 Recommendation - Refuse

Site: **25 Church Street Shoreham-by-Sea West Sussex BN43 5DQ**

Proposal: **Additional north side secondfloor window and enlarged window**

The Application

The application property is a mid 18th Century, Grade II listed, two-storey house in a prominent location on the SW side of where Church Street meets the churchyard of St. Mary de Haura.

The double-gabled northern elevation of the house is constructed mainly of flint work, with two brick built chimney stacks and brick quoin detailing. There are two existing windows in the north elevation, one sash window with brick band surround serving the first floor and a smaller square window serving the attic room, again with brick surround. The northern flank wall is fully exposed and visible from the north of Church Street, the Churchyard and the surrounding Conservation Area.

The proposal is for the introduction of two timber casement windows at attic level, which would be 0.7m wide by 1.1m in height, one being new and one replacing the smaller (0.85 by 0.85) existing window , and the creation of a new en-suite bathroom in the east side attic bedroom.

The application property is adjacent to No.26 to the north, a two-storey Grade II Listed house set back from Church Street and the back of No.25 due to the road following round to the west of the church yard. No.26 has a triangular shaped front garden with pedestrian access at its front, directly to the north of No.25.

Consultations and Representations

Third Parties: There has been one letter of objection from the owner of the property to the north (No.26) on the grounds of proximity and loss of privacy through overlooking. The objector states that they are unsure if the windows would be obscurely glazed and non-opening. They comment that there is no fire escape from the second floor which if needed would be even closer to their home.

Contributors: The Conservation Architect is yet to comment on the application, however informal advice given regarding the proposal prior to the application being registered was that one timber sliding sash window was considered to be acceptable.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved until adoption of the new South East Plan): LOC1, ERA1, CH1, CH4-5, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AB4, AB7, AB9, AB11, AH7 and Appendix 11 'Supplementary Planning Guidance' including:-
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05.

Planning Assessment

Policies
There is a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas and having special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest which they possess. This is reflected in the above policies.

Local Plan policy AB4 states that new development will be required to be of a high standard of design and construction materials such as to preserve or enhance the character and appearance of the Conservation Area. AB7 states that permission will only be granted where the character of the Listed Building would not be adversely affected and AB11 requires that design and materials do not adversely affect its setting. Policy AH7 states that alterations to existing houses will be expected to be designed so that proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings.

Visual amenity
The Listed Building appears to have been altered over the years with the northern elevation showing evidence of this alteration through brick bands and quoins in the middle of the flint panel between the chimney stacks. The flank wall has a distinct organic quality about it which is part of the intrinsic character of the listed building. The contrast between the sizes of the existing sliding sash window at first floor and small square window serving the attic help to preserve this quality.

Given the location and prominence of the northern wall of the building, it is considered that a pair of matching windows would have a detrimental effect on the character of the flank wall of the building. It would therefore detract from the appearance of the Listed Building and in so doing it would not preserve or enhance the appearance or character of the Conservation Area.

The internal alterations would not have an effect on the amenities of the surrounding properties or on the Conservation Area.

Residential amenity

The existing first floor window is a non opening casement window with glazing bars, and the upper window serving the attic is smaller in size, again appearing to be non-openable. The proposed two windows would be clear glazed and generally have views to the north up Church Street and into the church yard, however there would be oblique views towards the garden and front windows of No.26. Due to the front of No.26 being in close proximity to the road where pedestrians regularly have views of the house frontage, it is considered that the proposals would not increase the amount of overlooking to an extent that would require refusal in this case.

Recommendation

REFUSE for reason that :-

B2R - amended

The ~~proposal is unacceptable in that it~~ whatever of the proposed windows does not relate sympathetically in design and form with the character of the flank wall of the building, and as such would be detrimental to the appearance of the Listed Building and the Conservation Area. It therefore conflicts with the policies of the West Sussex Structure Plan (CH5, CH4,) and the Adur District Local Plan (AB7, AB4,)

Case Officer: [signature]
Date: 20.12.07