Development Management – Delegated Officer Report

Application Number: AWDM/1327/17 Recommendation – APPROVE

Site: 57 New Road, Shoreham-By-Sea, West Sussex

Proposal: Excavation works at basement level to facilitate the construction of a light well to the south elevation

Date of site visit: 12.09.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a Grade II Listed building within the Conservation Area in Shoreham, close to the town centre. The dwelling is an end of terrace property with existing basement accommodation. It has a front garden enclosed by hedging and a rear garden with rear vehicular access, double gates and an existing hardstand.

Consent is sought here to excavate an area of land at basement level to the south beyond the existing main wall of the house. As existing there is a family room at basement level which does not receive any natural light. It is proposed that the excavation works will allow for a light well to be created with a new reading recess created within the basement room. There are considerable internal works here however visible at ground floor level to the front of the building within the front amenity space would be a 1250mm x 650mm 'walk-on' glazed panel.

Also submitted and for consideration here is a Listed Building Consent application for the same works AWDM/1328/17.

Similar works have taken place at the adjacent, attached dwelling, no. 55 New Road. Also a Grade II Listed Building. SU/235/02/TP.

Consultations: ***Conservation Architect:*** -

The introduction of a new light well similar to that at number 55 is acceptable in principle. The detail of any new basement window to utilise this feature will need to be carefully designed to match the style and detail of other existing windows. Any application will need to give full details of new lintels and any new finishes you might be proposing to the wall and around the glazed light well cover.

West Sussex County Council: - Archaeologist: -

Having looked at the proposed light well to the south elevation of 57, New Road, I see no archaeological implications arising. This will involve a very modest amount of excavation, will not affect the external appearance of the listed building at ground

level but will transform a basement with no natural light into a useable family room by day. I would be surprised if the house had not originally been designed with some form of light well/s to the basement especially if the adjacent house already has one (as the application indicates).

This area of Shoreham has seen much change in the last 150 years. Originally there was a terrace of houses to the east of No 57 which survived until after World War II. There was an infirmary, later children's homes, which survived until after WWII and Surry Street has been redeveloped and widened in the latter part of the 20th century. Most recently, new development has taken place on the former Parcelforce site. Therefore, the surroundings and setting of 57, New Road have altered considerably over the years. I do not consider that this very modest change will have any impact.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7, AB4, AB3
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan (2016) Policy 17
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed works to excavate and create a new light well. The main issue for consideration here is the impact of the proposed works upon the character and appearance of the Grade II Listed Building and residential amenity.

Impact upon Character and Appearance of the Listed Building

The small glazed panel which is visible adjacent to the property frontage is the main visible impact. This will be a small set-in feature which will be within the tiled front path which runs parallel to the front of the house, under the front canopy feature. No details are given as to the appearance, finish or materials to be used for this feature. The use of traditional materials is appropriate here. A condition is attached to require details of this 'walk-on' glazed light well cover.

The basement excavation works are considered acceptable and not detrimental to the character and appearance of the Listed Building. The plans provide sufficient construction details showing how the works will be finished with lintel and steelwork to be provided to engineer's specification. The benefits of this development to the home owners are apparent here with the use of the basement space being much more pleasant and usable with the benefit of natural daylight and ventilation. As stated above the Conservation Architect supports the works in principle as does the County Archaeologist. These are minor works in relation to the over all impact upon the fabric of the listed building.

Residential Amenity

The proposed excavation works and walk-on light well cover will not result in any adverse impact to the adjacent neighbouring residents.

Recommendation

APPROVE

1. Standard time limit
2. Approved Plans
3. Prior to commencement of works details of the light well cover to be used shall be submitted to and approved by the Local Planning Authority. Work shall be carried out in accordance with such details and shall remain as such at all times unless otherwise approved in writing by the Local Planning Authority.
   Reason: - To protect the character and appearance of the Grade II Listed Building and to accord with saved Policy AB7 of the Adur District Local Plan.

Informative

1. Proactive without amendments

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

Case Officer: Hannah Barker Date: 17th October 2017

Authorised by: Jo Morin Date: 17.10.2017