Development Control – Delegated Officer Report

Application expiry: 12.01.07

Application Number: ADC/0443/06 Recommendation – Permit.

Site: **15 Church Street Shoreham-by-Sea West Sussex BN43 5DQ**

Proposal: **New rear dormer, rear conservatory, conservation roof lights (to front roof slope and ground floor rear roof) replacement first floor side window and replacement front railings**

The Application

The application property is a terraced house on the west side of Church Street located in Shoreham Conservation Area.. The property is the most southerly of four similar in this part of the street, which are all set back from the building line of No's 13 & 23.
The proposal is for a rear conservatory, new rear dormer, conservation rooflights (to front roof slope and ground floor rear roof), replacement first floor side window and replacement front railings.

Consultations and Representations

Consultations/Comments

County Planning Officer (Design & Conservation). I agreed all the modifications on site with the applicants and Carol Doyle. I did not agree the rooflights of the front roof slope.

ADCAG have yet to comment on the proposals.

Third Parties
There have been no third party representations on this application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): CH1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB4, AH7, AT12
And Appendix II 'Supplementary Planning Guidance' comprising:- Dev Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The main concerns are the effect the proposal would have on the character of the surrounding Conservation Area, and on the residential amenities of adjacent dwellings.

The proposed rear conservatory would infill the space between the original two storey rear projection and the same feature of the dwelling to the north (No.17). It would be constructed in painted timber and would by sympathetic in design to the period of the original property. The conservatory would not have an adverse effect on the outlook, privacy or amount of daylight available to the adjacent neighbouring dwellings.

The property has a dormer window on the west facing roof slope as an original feature which is in need of repair, and it is considered increasing its size to 1.9m in width would not impact on the privacy of the neighbouring properties. The size of the dormer does not over dominate the roof space and the introduction of two timber sash windows instead on one is not considered detrimental to the character of the area.

The window in the north facing, first floor bathroom wall, would replace an existing window, only moving it 0.3m to the west, it would look out directly at the two storey flank wall of the neighbours rear extension and obliquely across their rear single storey extension and would not affect the privacy of No.17.

The conservation roof lights in the front roof slope are an addition which the conservation architect had not agreed in the pre-application consultation, however the style of them would be in keeping with the character of the area and would be similar to others on the three adjacent properties to the north (No's 17, 19 & 21). The proposed conservation roof light in the rear ground floor roof slope is considered acceptable as are the proposed front railings.

Recommendation

APPROVE for reason that :- 2PC (amended) .. Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would accord - - - - (AG1, AB4, AH7). .... (DEV1, CH4).

1. C1Ci.
2. C12Eii amended.
   The external material and finish of the dormer hereby permitted shall be of lead (as stated on the plan), unless otherwise approved in writing by the Local Planning Authority
   Reason: *In the interests of ~~visual amenity~~ preserving the character of the area and to comply with policy AB ~~CH~~4 of the Adur District Local Plan and CH4 of the West Sussex Structure Plan.*
3. C12Ai amended.
   No development shall be carried out unless and until a schedule of materials and finishes to be used for the conservatory, front railings and front roof lights has been submitted to and approved in writing to the Local Planning Authority.

Reason: *In the interests of ~~visual amenity~~ preserving the character of the area and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer: [redacted]
Date: 10-1-07