Development Management - Delegated Officer Report

Application Number: AWDM/0676/19 Recommendation – APPROVE

Site: 8 The Street, Shoreham –By-Sea, West Sussex

Proposal: Demolition of existing garage and porch and construction of single storey rear/side extension.

Date of site visit: 04/06/19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a Grade II Listed Building which is semi detached and forms one half of a thatched cottage which was originally a single property. There are some alterations and extensions which have been carried out at the property many of which are not sympathetic. A single storey extension is attached to the north side of the building this is render and tile with brick corner detailing. This building has a hipped roof and provides bedroom 3 and a bathroom. There is also a small flat roof porch linking the extension to the main house at the rear. Within the garden is an out building adjacent to the western boundary. A garage also exists to the north set back to the rear of the house with an internal office and lean to building to the side. There is vehicular access from the front of the property to the garage and off street parking is provided here.

Ground levels increase to the rear of the building with retaining walls and steps between patios.

The site is located with the Conservation Area and is mainly surrounded by modern style dwellings built in the 1970s. 1930s style properties are to the east.

Consent is required here for the demolition of the existing garage and the connecting rear porch between the extension and the main house. A new single storey structure is proposed in the approximate footprint area of the garage. This new structure is to be set in from the north side boundary with space for a gate to retain front to rear access. It is to be linked with the existing side extension with the use of a glazed link with side wall and pillar. The building will be of flat roof design and will be set back further than the existing extension. The front wall is to be brick and flint to match the existing listed building. The front to rear access is through a gate in this front wall. The extension will be behind the brick wall and has provision for a bedroom and shower room. The extension which currently accommodates bedroom 3 will provide a new kitchen and utility whilst the existing kitchen will become a bathroom and study in the main house. (These internal changes are subject to a Listed Building Consent application which is also for consideration here AWDM/0677/19. This is also for the extension and other internal and external changes which the applicant's seek

to carryout to reinstate the historical fabric of the building and improve current living conditions.)

The applicant originally submitted a larger proposal with a footprint which extended behind the existing extension and a glazed link which extended the width of the extension, representing a corridor. The front wall feature is not dissimilar to that originally submitted however improvements have been made to the scale of the extension and also the glazed link now forms a modest connection between the existing and proposed space. A green roof is also proposed to the new building this will be sedum.

The amended plans are for consideration here.

Consultations

Adur and Worthing Councils: Conservation and Design Architect: -
I think we have come a long way with this. Remembering the earlier, rather clumsy extension which sits much closer to the original building, this extension works quite well. Everyone has spent a long time getting to this point, so I think it is now supportable.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 16 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. This is a Grade II Listed building therefore any works must preserve and enhance the architectural character and appearance of the listed building. Works cannot be detrimental to the historic character or fabric of the listed building. The relevant issues therefore are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling in terms of its listed building status and its impact upon surroundings. Policy 17 of the Adur Local Plan states that for works to be permitted the internal or external appearance or historical character of the building must not adversely affected. The site is also within the Conservation Area therefore any works must preserve or enhance the Conservation Area.

Visual amenity and Impact upon the Historical Character and Appearance of the Listed Building and Conservation Area

The extension has been designed to not compete or conflict with the main building of simple historic form. The existing extension was designed with the same concept albeit not executed as well as it could have been yet in form a modest addition which is connected but does not compete with the main building has been created. The applicants seek to improve the finish and insulating properties of this existing building and these works form part of the LBC application mentioned above, AWDM/677/19. The current proposal adds an additional link and new extension to the building again whilst not competing or interrupting with the main building. The use of the small glazed link allows for a light weight structure which links to the new extension which is behind the new flint wall which appears as a garden wall and therefore the extension has no visual impact from the front or street scene. The footprint of the extension is also modest and the garage is to be removed so the loss and gain of footprint is relatively equal.

The front wall being key here is conditioned below to be constructed as a rough course flint wall to link in with the existing building. The rest of the building behind will be rendered and the doors constructed of aluminium and timber.

The works are considered to preserve and enhance the historic and architectural fabric of the listed building and preserve and enhance the character and appearance of the Conservation Area. Therefore subject to the conditions set out below the works can be supported.

Residential amenity

Due to the position of the proposed extension and its limited scale and height it is not considered that there will be any adverse impact with regards to loss of light, privacy or overbearing impact to neighbouring properties. The nearest property is to the rear of the site in Lesser Foxholes and there is a 2 metre close boarded fence will trellis screening to the boundary. There are no openings on the rear of the building and a rendered wall will abut the boundary. The sedum roof will contribute to its subtle appearance. There will be no significant adverse impact which would warrant a refusal in this case.

Level Changes

It should be noted that the submitted plans show the levels changes at the site including the differences in height between the existing and proposed buildings. It is essential that these level changes and heights are implemented correctly. A condition is attached to ensure that the proposed extension does not exceed the height of the existing tiled roof extension as shown on the approved plans to allow the proposed extension to appear subservient and to protect residential amenities of the adjacent neighbour to avoid an elevated development at the site.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The Sedum Green Roof to be installed on the roof of the extension hereby permitted shall be installed prior to occupation of the building and shall be maintained at all times. It shall not be removed or altered without prior consent from the Local Planning Authority.
4. The doors and windows installed within the extension hereby permitted shall be …….timber aluminium…details contained in email dated 12th Nov 2019/
5. The eastern elevation of the extension hereby permitted shall be completed as a rough coursed flint wall constructed in lime mortar with sharp sand. The remainder of the building shall be rendered to match the existing extension.
6. The site levels shown on the plans hereby approved shall be adhered to when implementing this permission. The new flat roof extension shall not exceed the height of the ridge of the existing tiled extension.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 12th November 2019

Authorised by: Peter Barnett Date: 12 November 2019