Development Management - Delegated Officer Report

Application Number: AWDM/2082/20 Recommendation – APPROVE

Site: 25 John Street, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing extension and construction of new single storey rear extension.

Date of site visit: No visit use of Google Maps and photographs.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a terraced two storey property within Shoreham Town Centre. The dwelling has a narrow rear garden with an existing rear projection which is attached to a similar building at the adjacent dwelling. It is proposed that this existing projection is to be removed and a 3 metre deep extension at single storey is proposed with lean to roof and glazing to the rear.

Adjacent to the boundary on the other side is a Grade II Listed Building and there is an unusual boundary wall which wraps around the rear of no. 25. The proposed extension is to infill this area to the rear of no. 25 up to the boundary wall which runs opposite the rear elevation of no. 25. This section of extension is shallower than 3 metres.

All materials will match existing with slate roof, timber windows and rendered finish.

Consultations: - A.D.C.A.G - Approve

Richard Small Conservation Architect: - Initial comments: -Looking at the drawings and photographs, the proposed extension appears to use the brick and cobbled wall of the listed building as part of a new wall construction. The Listed Building is likely to have a solid wall construction and will have a cycle of the walls absorbing water and then drying out. If the outside face of the wall is sealed into the new wall construction, then any moisture in this part of the wall is likely to migrate into the listed building. This could therefore potentially harm the listed building.

Comments following submission of additional information and Drawing no. 2176.7 received 1st March 2021 - My understanding is that the works will trigger the need for a Party Wall agreement under the Party Wall Act (flashing attachment at roof level and proximity /depth of foundations), and this should be sufficient to ensure the potential issues regarding the LB wall are fully considered. Please pass this information on. In the circumstances I can withdraw my objection.

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings, impact upon the Conservation Area and adjacent Grade II Listed Building.

Visual amenity and Character of Conservation Area and Listed Building

The extension is to the rear of the terraced property. It is therefore not clearly visible within the street scene, it is a modest addition to a residential property and the removal of the existing rear projection to make way for a more sympathetically designed extension is welcomed. The proposal will therefore not be harmful to the character and appearance of the Conservation Area. The infill of the section to the southern side where the boundary wall with the adjacent dwelling projects towards the rear of no. 25 make good use of this enclosed space. The extension will be built up to the side boundary with the adjacent Grade II Listed Building no. 21 John Street. In the light of the concerns expressed by the Council's architectural advisor an additional drawing was submitted which showed in detail how the wall of the new extension would abut the existing listed building to limit impact. The Architectural advisor on this basis has withdrawn the objection and considers that on the basis that this work will be subject to a Party Wall Agreement this should be sufficient to ensure the potential issues regarding the Listed Building wall are fully considered. Therefore the works proposed will not give rise to a detrimental impact upon the adjacent listed building.

Residential amenity

The main properties to be affect are those either side of the site. No. 27 John Street to the north has the attached rear projection and shed along the boundary, these will offer some screening to the proposed extension. However as it is limited to 3 metres in depth there will be no adverse impact here. No loss of light or overbearing impact would occur here. Development Management Standard No. 2 states that a depth of 3.5 metres can be supported in cases where there is an attached property. To the south the extension is shallower in depth as discussed above, there are no neighbouring windows affected here as the extension is purely filling in an enclosed space with blank walls on all side. The roof of the extension will be visible above the

wall and visible from the garden of the adjacent building yet no adverse impact will occur. There will be no loss of light, overlooking or overbearing impact in this case. The proposal can therefore be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.
5. In addition to the plans hereby approved work shall be carried out in accordance with Drawing no. 2176.7 received 1st March 2021.

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

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 15th March 2021

Authorised by: Jo Morin Date: 15.03.2021