Development Control – Delegated Officer Report

Application Number: AWDM/1729/18 Recommendation – APPROVE

Site: 1 Old Swan Cottages, Church Street, Shoreham-by-Sea, BN43 5DT

Proposal: Retention of replacement timber windows and removal of render with re-pointing of flintwork to south and east elevation (part retrospective) and proposed re-roofing with plain clay tiles.

Date of site visit: 03.01.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 3 storey grade II Listed Building within the town centre of Shoreham-by-Sea. The site is located within the Medieval Core of Shoreham and is within the Shoreham Conservation Area. The Church of St Mary De Haura a Grade I Listed Building, and grounds are opposite the application site to the east. An Article 4 Direction was made in 1996 relating to properties in Church Street, Shoreham, which removed their permitted development rights.

No. 1 is on a corner site and has an 'L' shaped plot. The dwelling is a 3 storey mansard roof dwelling and has 2no. flat roof dormers in its front elevation. The front and side elevation appears to be scored Roman render to appear as blockwork, and was painted white

The front elevation faces sideways to the street onto a 'link' road between Church Street to the east and Middle Street to the west. No. 2 Old Swan Cottages seems to have been a side extension to the main house, namely the application site, but is now a separate dwelling unit. The rear garden to the house runs to the north and then turns to run to the west, thereby forming the 'L' shaped plot.

Proposal

The proposal is seeking planning permission (part of which being retrospective) for the following:-

- Replacement timber windows;
- Removal of the render on the front elevations;
- Repointing of flintwork to the south and east elevations;
- Re-roofing with clay plain tiles;
- Damp proofing;

- Internal repairs to beams and floor joints and installation of steelwork.

Relevant Planning History:

SU/24/85/TP/15004 Single storey extension (wc and lobby)
Approved 02.04.1985

AWDM/1427/17 Single storey extension to north elevation
Approved 19.12.2017

AWDM/1696/17 Alterations to width of garage door opening and installation of new automated sectional door. **Approved 15.12.2017**

Consultations: Conservation Advisory Group : Approve

Representations: No objections from neighbour at 28-29 Church Street

- Flintwork is an important part of our heritage particularly in Shoreham
- For the applicant to reveal and restore a fine example of this receding craft is to be applauded and encouraged
- The removal of the rendering in no way conflicts with the listed status of the area and indeed adds to it
- As the only neighbour with direct views of the subject frontage from my property, I confirm I have no objections to any of the works and consider they are addition to the visual amenity of the area

Relevant Planning Policies

Development Management Standard No.3 'Extensions and Alterations to Dwellings'
Adur Local Plan 2017: Policy 15, 17
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the Conservation Area.

Visual Amenity and Impact upon Character and Appearance of the Conservation Area

The proposal is seeking to undertake repairs and corrections to the dwelling with the removal of the external render and replacement of the windows.

The removal of the render came about after work commenced on the rear extension, and many problems were highlighted within the building. Underneath the render it was discovered that there are existing flint work elevations, and a decision was made to once again reveal it. The mortar was quite damaged and therefore is being repointed with a lime mix mortar, appropriate for the listed building.

The windows are being replaced with single pane timber sliding sash windows with horns, again appropriate for the dwelling.

The dwelling is not only a listed building, but it is also within a Conservation Area. However, it is considered that the proposed works, some of which is retrospective and the rest which is currently underway, will not harm the special importance or the setting of the listed building or the character and appearance of the Conservation Area.

Residential Amenity

The neighbouring properties comprise 28 - 29 Church Street to the south; Myrtle Cottage to the north; and no. 2 Old Swan Cottages to the west, and none of which are considered to be detrimentally affected by the works.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Render to be white washed

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 13.02.2019

Authorised by: Peter Barnett Date: 14 February 2019