Development Management - Delegated Officer Report

Application Number: **AWDM/1449/15** **Recommendation –** Approve

Site: 28 Queens Place, Shoreham By Sea

Proposal: Single storey rear infill extension

Date of site visit: 26 October 2015

Neighbours checked: Y

Additional neighbour notifications: Y
Neighbours notified of revised plans 12/11/15
Site notice posted 20/10/15

Proposal, Site and Surroundings

The site relates to a terrace house located on the west side of Queens Place. The site is within the Shoreham By Sea Conservation Area. The following extracts from the Conservation Area Appraisal are relevant to Queens Place:

Southdown Road, Mill Lane and Queens Place are separated from the main core of the conservation area by the railway line. The original layouts of these roads have been retained but they do not have the same grid like character of the town centre…Other than the large church site and modern community centre sites, the plots within the core of the conservation area (and including Queens Place and Ham Road) are generally small and intimate in size. The majority of the buildings in these areas are contained in terraced groups and are set on narrow plots with small back gardens roughly the same length as the building (although this does vary between individual terrace groups). The plots are usually arranged so that dwellings face the road and the rear gardens back onto other rear gardens…The western sides of Queens Place and Southdown Road are examples of terraced properties which have not lost their front gardens and walls and consequently appear very attractive… Southdown Road and Queens Place are both tree lined which adds to the character of these streets. A number of the trees on Southdown Road have been topped which has temporarily reduced their aesthetic value. The lime trees on Queens Place are attractive and an appropriate scale for the quaint street… A significant number of the buildings within the residential areas are groups of two storey terraced houses, many dating from the Victorian period (e.g. Queens Place, Southdown Road (west side), Ham Road, New Road). These are former artisan's houses of a simple design with pitched roofs in a straight up and down configuration and full side gable ends... In the residential areas, stucco terraces are generally painted in an assortment of colours, providing a bright and vibrant streetscape where the exteriors have been well maintained. Queens Place is a particular example.

The house is not identified as a positive contributor in the conservation area.

Permission is sought for the construction of a single storey extension to infill between the existing rear two storey projection and the side wall of the neighbouring dwelling at No.30 and to extend to the rear incorporating the existing single storey lean-to structure. The extension would not extend beyond the existing lean-to. The infill section would be built inside the side wall of No.30 and would incorporate a lean-to fully glazed roof framed by timber rafters and would measure approximately 3.2 metres in height. The rearmost section would comprise a flat roof on the left hand side, with a circular roof light, and connect to the existing lean-to roof and includes a parapet to both parts. Overall the extension would measure 6 metres in depth from within the recess and 4.5 metres in depth.

Materials proposed would be painted render, reclaimed slate, and timber window/door frames.

Relevant site history
None

Consultations and Representations
None received

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB4, AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity
The site is enclosed by high walls to the side and the two storey rear wall and boundary wall/fence of No.1 Mill Lane to the rear. The infill extension would be adjacent to the two storey side wall of No.30, in which there are no windows and there is an existing two storey rear projection to No. 26, which extends to the same depth as the lean-to at the application site with no side windows. Given the limited scale of the extension and that it would not project beyond the line of the existing lean to, there would be no significant harm to residential amenity as a result of the proposals.

Visual amenity
As originally proposed the application included a more steeply sloping and 3.9 metre high lean-to roof. This has been amended and the slope of the lean-to section would remain as existing and retiled in reclaimed slate and with the parapet wall helping to blend the two roof sections together. The site is well enclosed at the rear and only a glimpse view of the top of the parapet and existing roof slope would be possible from Mill Lane to the north and so there would be no significant impact or harm to the character or appearance of the

Conservation Area and the extension would introduce a modern but sympathetic addition to the building.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Materials
3. Permission relates to approved plans:
   Drawing number 1330-PA-001 entitled 'Existing Plans' deposited 6 October 2015
   Drawing number 1330-PA-002 entitled 'Existing Plans' deposited 6 October 2015
   Drawing number 1330-PA-003 entitled 'Existing Rear Elevation + Section A-A' deposited 6 October 2015
   Drawing number 1330 –PA-020 Rev Aentitled 'Proposed Elevation and Materials' deposited 11 November 2015
   Drawing number 1330-PA-020 Rev A entitled 'Proposed Plans' deposited 11 November 2015
   Drawing number 1330-PA-021 Rev entitled 'Proposed Sections A, B and C' deposited 11 November 2015

Informative:
The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Rebekah Smith Date: 1 December 2015

Authorised by: Peter Barnett Date: 1 December 2015