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23/8/07.

Development Control – Delegated Officer Report

Application Number: ADC/0392/07 **Recommendation – Permit Application**

Site: **412 - 414 Brighton Road Shoreham-by-Sea West Sussex**

Proposal: **Redevelopment to include demolition of the existing petrol filling station and the erection of a part three storey and part four storey development containing nine flats with associated parking (Conservation Area Consent application)**

The Application

The site is located within the built up area and Conservation Area, fronting Brighton Road, Shoreham. It is irregular in shape, the maximum width of the site is 42 metres at its frontage. The site currently comprises a petrol filling station with an associated retail/office building. There are two existing vehicular accesses from Brighton Road. To the south of the site beyond Brighton Road is the Sussex Yacht Club with associated jetties and riverside warehousing buildings, these front onto Shoreham Harbour.

Conservation Area consent is sought for the demolition of the existing petrol filling station and ancillary buildings and structures on site to allow the site to be redeveloped for residential development, this redevelopment is subject to a current full planning application ADC/0391/07.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, ERA1, ERA4, CH4, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AB4, AB5
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): ENV10
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies

Paragraph 7.6 of the Adur District Local Plan states that, 'The District Planning Authority has, in respect of Conservation Areas, a statutory duty to pay special attention to the desirability of preserving or enhancing their character or appearance.' Policy CH4 of the West Sussex Structure Plan also

states that the character of the historic towns and villages of the County will be protected and, where possible, enhanced. Policy ENV10 of the Core Strategy also continues this approach.

Policy AB4 states that all new development (including extensions and alterations) within Conservation Areas will be required to be of a high standard of design and construction materials.

Paragraph 7.13 of the Adur District Local Plan acknowledges that not all buildings within the Conservation Area contribute positively to their character.

Visual Amenity and Conservation Area

The existing petrol filling station and associated buildings is not considered to be of historic or architectural merit in this case. The site is clearly visible within the street scene and when viewed from the river. As currently developed the site does not form part of the character and appearance of the Conservation Area. It is considered that the removal of the existing petrol filling station and replacement with an appropriate development will allow for the Conservation Area to be enhanced. It is therefore considered that the proposal complies with policy AB5 of the Adur District Local Plan. A condition is attached below to ensure that no demolition work is to take place until planning permission is granted for the redevelopment of the site to protect the appearance of the Conservation Area in the time period prior to planning consent being granted.

Recommendation

APPROVE for reason that :- 2PC

1.The works for which Consent is hereby granted must not be begun prior to full planning consent being granted for the redevelopment of this site which shall be before the expiration of 3 years from the date of this permission.
Reason: - To protect the character and appearance of the Conservation Area and to comply with policy AB5 of the Adur District Local Plan and policy CH4 of the West Sussex Structure Plan.

Case Officer..... C Baker .....Date.....10/8/07.....

CS 16.8.07