Expires 3/9/07.

Development Control – Delegated Officer Report

Application Number: ADC/0393/07 **Recommendation – Permit Application**

Site: **30 East Street Shoreham-by-Sea West Sussex BN43 5ZD**

Proposal: **Two storey extension to rear of premises including new spiral staircase serving 1st floor flat**

The Application

The application site is a mid terrace retail unit with residential accommodation above located on the east side of East Street, Shoreham. The property lies within the Shoreham Conservation Area and features a rear two storey brick extension with a first floor balcony with staircase leading to a garden/yard space below. It is bounded to the north and south by further retail and residential units.
The proposal seeks to remove the balcony and staircase and extend further to the rear with a flat roofed two storey construct with a new balcony and spiral staircase. This addition will house additional store/office space to the business at ground floor level and a new dining area to the flat above.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer	No Objection.

Third Parties

No.30 East Street raise Objection by letter following a telephone conversation raising concern over the noise disruption building work will cause to their business.

The County Conservation Architect raises No Objection.

ADCAG raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB4, AH7
Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1, CH4

Planning Assessment

The main concern with this application is whether the extension will be of suitable design within a Conservation Area and the impacts it will have on the surrounding business and residential units.

Structure Plan policies seek to protect and, where possible, enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction. Policies CH4 of the Structure Plan and AB4 of the Local Plan seek to protect and enhance the character and appearance of Conservation Areas in particular.

The extension is to be located to the rear of 30 and 30a East Street and out of sight from the road. The site is accessed at the rear via an alleyway that passes along the side and rear of No.32. To the north of the site are rear gardens with the yards and rear elevations of units on Taramount Lane directly to the rear. This section of East Street features business uses at ground floor level with further combinations of business and residential usage at first floor level. The rear elevations of these units are non-descript.
The extension will continue the existing brick extension an additional 3.2 metres to the rear, still leaving an element of rear yard/garden space. This yard will equate to approximately 15 square metres serving the ground floor business and first floor access. It is not considered that this yard will be insufficient in size, particularly as No.32 has received planning permission under SU/163/03 to add a large detached office unit in place of its rear yard. The loss of the tree will be unfortunate however it is not of sufficient stature to warrant retention or protection in this shielded site.
The rear elevation as current is the same depth as that of No.29 to the south and 6.1 metres deeper than No.31 to the north. Whilst the addition of 3.2 metres will not unduly impact on No.29, it will serve to recess No.31 to a total depth of 9.3 metres. Given that the

ground floor of No.31 is used as a business it is not considered that any subsequent additional loss of light would be significant. The recessed window at first floor level serves a bedroom to the top floor flat. Again it is not considered that any loss of light would occur as the top of this window is parallel with the parapet wall of No.30 and gains sufficient light from above. The outlook as existing is of little significance, being of the neighbouring brick wall with further paved yards to the rear. A condition is attached preventing the installation of windows in the north side of the extension that could impact on neighbouring privacy.

The objection posted by the business operating out of the ground floor unit at 30 East Street that construction noise will be detrimental to their operation is not a material consideration. Access to the site will be via the alleyway to the rear whilst a store area will buffer any noise. In any case the proposal will serve to enhance the facilities available to this unit by adding a kitchen area and an enlarged store/office room.

In conclusion this scheme will not detrimentally impact on the appearance of the Conservation Area and will not significantly impact on the amenity of neighbouring flats. The encroachment into the rear yard is not excessive given the neighbouring approval for the construction of an office unit within the yard space of No.32. This proposal therefore corresponds with policies AH7 and AB4 of the Local Plan.

Recommendation

APPROVE for reason that :-

'The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring units or the Shoreham Conservation Area. It would consequently not conflict with the policies of the ADLP (AG1, AB4) and the WSSP (DEV1).'

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C18Eiv: '...north...' (no windows to be formed in side elevation)

Case Officer:..... CJ 28/8/07

Date: 24/8/07

Head of Planning and Community Division:.....

Date: 28/8/07

Chairman of Planning and Regulatory Committee:.... A. J. Mills

Date: 28/08/07