Conservation Officer Comments
Amended Plans or Further Details

Architectural & Historic Buildings Consultants
Mob: 07909 544908
Email: info@dgc-consultants.com
Web: www.dgc-consultants.com

Application Number:	AWDM/1254/26
Location:	42 Southdown Road Shoreham-by-sea West Sussex BN43 5AN
Proposal:	Single storey extension to side of existing rear outrigger. Changes to fenestration and front railings and steps. Solar panels on top of existing mansard roof. Adding parapet and double width doors to existing garage, with solar panels on flat roof behind the parapet.
Case Officer:	Peter Barnett

	Further Information Required
	Design Review Required
X	No objection - no harm
	No objection - harm is negligible or mitigated
	Objection - less than substantial harm
	Objection - substantial harm
	Objection – Total Loss

Site and Surroundings:	The application site comprises 42 Southdown Road, a two-storey semi-detached dwelling with additional accommodation within the roof, situated on the eastern side of Southdown Road opposite its junction with Victoria Road. The property has a rear outrigger with an existing mansard roof, a rear garden and a detached double garage to the north of the house. It should be noted that the existing rigger has been subject to significant alteration. The site lies towards the northern boundary of the Shoreham-by-Sea Conservation Area. The submitted Design and Access and Heritage Statement identifies the house as unlisted and describes the eastern side of Southdown Road as having larger plots and buildings than the more closely knit terraces elsewhere within the conservation area. Nearby designated heritage assets include the Grade II listed Corner Cottage, Crispins and Trinity Cottage immediately to the north, and the Grade II listed 53 Southdown Road to the south-west. The proposal seeks permission for a single-storey extension alongside the existing rear outrigger, with a pitched roof and rooflight, together with alterations to windows and doors. Works to the front of the property include replacement timber-framed windows and a timber entrance door, and the reinstatement of Victorian-style piers, railings and steps. The two existing garage doors would be replaced by a single double-width door, with a raised parapet and coping to the garage frontage. Solar panels are proposed on the flat roof above the existing mansard and on the garage roof behind the parapet. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant planning permission, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses." Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a

Architectural & Historic Buildings Consultants
Mob: 07909 544908
Email: info@dgc-consultants.com
Web: www.dgc-consultants.com

	statutory duty to LPAs when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area." The LPA's duties are reinforced within Section 20 of the NPPF, Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. As such, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Other elements held within Section 16 will also be considered as will Local Policy.
Drawing Errors:	
Comments:	The application is supported from a conservation perspective, subject to conditions securing the detailed design and materials. Much of the proposed development, including the rear extension and roof-mounted solar installations, would be concealed or screened from the street. By virtue of this limited visibility and the subordinate position of the rear works, these elements would preserve the character and appearance of the Shoreham-by-Sea Conservation Area. The visible works offer an opportunity to enhance the appearance of the property and its contribution to the streetscape. In particular, the replacement windows and entrance door, together with the proposed piers, railings and steps, would introduce more sympathetic detailing to the frontage. The garage alterations would also provide a more resolved frontage, with the parapet screening the solar panels behind. These benefits are dependent on the quality of the final detailing and materials, rather than the general form of the proposals alone. Subject to the conditions below, the proposals would preserve the character and appearance of the conservation area and the settings of the nearby listed buildings. There is therefore no conservation objection to the application. Detailed elevations and sections of the windows, doors and rooflights, a specification and details sheet for the garage door, and specifications for all new bricks and copings are required to secure an appropriate finish. Having regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed works, by virtue of the concealment and limited visibility of much of the scheme, the subordinate form of the rear extension and the

Conservation Officer Comments
Amended Plans or Further Details

Architectural & Historic Buildings Consultants
Mob: 07909 544908
Email: info@dgc-consultants.com
Web: www.dgc-consultants.com

	sympathetic alterations to the visible frontage, would preserve the character and appearance of the Shoreham-by-Sea Conservation Area and deliver enhancements through improved detailing. The proposal would accord with Policies 16 and 17 of the Adur Local Plan 2017 and the heritage conservation objectives of the NPPF.
Conditions Required:	1. Windows, doors and rooflights: Before installation of any new or replacement windows, doors or rooflights, detailed elevations at a scale of 1:10 and sections at a scale of 1:2 shall be submitted to and approved in writing by the Local Planning Authority. The details shall show the proposed materials, finishes, frame and glazing-bar profiles where applicable, opening arrangements and the relationship to the surrounding wall or roof, including reveals, cills, heads and installation depths as appropriate. The works shall be carried out in accordance with the approved details. Reason: To secure windows, doors and rooflights of a high quality and sympathetic design, preserving the character and appearance of the conservation area and the settings of nearby listed buildings, in accordance with Policies 16 and 17 of the Adur Local Plan 2017. 2. Garage door: Before installation of the garage door, a manufacturer's specification and details sheet shall be submitted to and approved in writing by the Local Planning Authority. The submission shall identify the dimensions, material, panel or surface treatment, opening mechanism, colour and finish, together with the frame and its position within the opening. The garage door shall be installed in accordance with the approved details. Reason: To ensure that the garage door's design, materials and finish respect the property and its context, preserving the character and appearance of the conservation area and the settings of nearby listed buildings, in accordance with Policies 16 and 17 of the Adur Local Plan 2017. 3. Bricks and copings: Before construction of any new brickwork or installation of any new copings, material specifications for all new bricks and copings shall be submitted to and approved in writing by the Local Planning Authority. The specifications shall identify the manufacturer or source, product, dimensions, colour, texture and finish, together with the proposed brick bond, mortar colour and joint profile and the profiles of the copings. The works shall be carried out in accordance with the approved specifications. Reason: To secure bricks, copings and associated detailing appropriate to the property and its context, preserving the character and appearance of the conservation area and the settings of nearby listed buildings, in accordance with Policies 16 and 17 of the Adur Local Plan 2017.

Simon Richard
Conservation Consultant for and on behalf of Adur and Worthing District Council
Date of Comment 16/11/26

Conservation Officer Comments
Amended Plans or Further Details

Architectural & Historic Buildings Consultants
Mob: 07909 544908
Email: info@dgc-consultants.com
Web: www.dgc-consultants.com