Development Management - Delegated Officer Report

Application Number: AWDM/1833/17 Recommendation – APPROVE

Site: Cobblestones St Marys Road, Shoreham-By-Sea

Proposal: Construction of 1.8 M x 1.8 M potting shed (Retrospective)

Date of site visit: 12th February 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a Grade II listed building within the Conservation Area. A dwelling house to the north of St Mary's Church Grade I listed building in Shoreham town centre.

Retrospective consent is sought here for a wooden shed with a monopitch roof within the curtilage of the listed building. The property has limited garden area with the only amenity space to the front (west) of the building. The shed is sited at the northern corner of the site. Adjacent to the site to the north and west of the site is a terrace of more modern style dwellings, St Marys Close. There is a private drive leading to these properties from St Mary's Road. The boundary of the application site Cobblestones abuts this driveway. There is a dense hedge forming the boundary.

Relevant site history

AWDM/0207/17 - Application for Listed Building Consent for internal alterations at first floor level to provide en-suite w.c./shower room and alterations at ground floor level to provide new bathroom and kitchen

SU/140/92/TP/LB
Single-storey rear extension and rear dormer
Consented 14-12-92

SU/141/92/TP/LB
Single-storey rear extension and rear dormer/application for Listed Building Consent
Consented 14-12-92

ADC/0449/07
Proposed alterations at second floor to provide bathroom, including new conservation roof light in east side (and for Listed Building Consent).
Consented 29-008-07

SU/199/90/TP/LB
Application for Listed Building Consent for single storey extension at rear
Consented 02-01-91

SU/219/89/TP/LB
Application for Listed Building Consent for demolition and reconstruction of upper portion of chimney stack
Consented 14-11-89

SU/88/85/TP/LP
Application for Listed Building Consent for re-building of rear gable of main roof (omitting parapet and for internal alterations)
Consented 18-6-85

Adur & Worthing Councils:

Design and Conservation Architect: - Due to the height of the hedge the shed has no real impact upon the Conservation Area. The garden area, for what is quite a large building is relatively small. Therefore potential positions available to site a shed are quite limited. The position chosen is near to what appears to be much later additions to the listed building and is therefore a less sensitive position. In the circumstances, no reason to refuse.

Representations:

1 letter of objection from occupier of adjacent dwelling 5 St Mary's Close: -

I wish to strongly object to the shed (already in situ) being given planning permission it is in direct view of my lounge and is an eyesore. It is also erected outside the wall that I believe to be some 200 years old. I was shown this by the previous owner. I therefore wish to register my objection.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings. The application site is a Grade II listed building and is located within the Conservation Area. Therefore the impact of the development upon these protected assets are for consideration here.

The development is acceptable in principle subject to satisfying the statutory test for special regard to be given to the desirability of preserving the building or its setting or

any features of special architectural or historic interest which it possesses. The Conservation Area must also be preserved or enhanced.

Visual amenity, Impact upon Conservation Area and Setting of Grade II Listed Building

Due to the siting of the shed to the property frontage (the only amenity space) and its height (being slightly higher than the boundary hedge) the shed is visible within the adjacent private driveway and from the adjacent dwellings in St Mary's Close. It is however considered that although it is visible from land directly adjacent to the site that this does not necessarily mean it is visually detrimental.

When stepping back onto St Mary's Road, the public highway to the south of the site, and looking towards the site the building is hardly visible. Its muted green colour against the adjacent hedge contributes to this. There would be no detrimental impact upon the character and appearance of the Conservation Area. The character of the Conservation Area is preserved in this case.

Similarly, with regards to its impact upon the setting of the Listed Building, it is a modest, domestic building within the curtilage of the building, its impact upon the listed building is limited and will be of no detriment to the character and appearance of this protected building.

Residential amenity

One of the adjacent neighbours in St Mary's Close has objected to the retrospective consent. Their comments are set out above, they state the building is visible from their property and is an eye sore. Although it is acknowledged that the building is visible from adjacent properties, its impact is not such to warrant a refusal here. There is no loss of light, privacy or overbearing impact as a result of the existing building.

Although not conditional of this approval, the applicant has advised via email that they would seek to grow the hedge slightly higher to offer additional screening to the building from the adjacent neighbours.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and

subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 6th March 2018

Authorised by: Peter Barnett Date: 6 March 2018