Expiry
15\5\07

Development Control – Delegated Officer Report

Application Number: ADC/0154/07 **Recommendation – Permit Application**

Site: **Church Of St Mary De Haura Church Street Shoreham-by-Sea West Sussex**

Proposal: **Replacement and additional noticeboards in churchyard**

The Application

The application site is a listed church located within Shoreham town centre and the conservation area. The church is surrounded by a church yard which is partially enclosed by a 1 metre high wall, the site is bounded by streets on all sides. To the east is East Street a mainly commercial street, to the north is St. Mary's Road a mainly residential street with the library to the west. To the west is Church Street a narrow residential street. Church Street and East Street continue to the south of the site.

Advertisement Consent is sought for four notice boards to be erected on the site, three on the outer edges of the church yard and one adjacent to the church. There are four notice boards at the site as existing, two to the south of the site adjacent to the entrance from East Street, one located on the western elevation of the church and a small board in the north east corner of the site.

Both the boards to the south of the site are to be removed and one replacement board is proposed adjacent to East Street. This notice board will be positioned 1 metre closer to the highway than the existing board, it is 2.4 metres wide, 0.9 metres wider than the existing board however it is 0.2 metres lower with a maximum height of 1.8 metres. This board is a 'three-bay glazed notice board,' all four proposed boards are set on two posts and are made from man-made timber, recycled, non-biodegradable, polystyrene waste and virgin polystyrene. This material appears as a dark brown natural timber, a blue 'sign written panel' is proposed at the top of each notice board where the name of the church is to be written.

The existing board attached to the church will be removed and replaced by a 'two bay glazed notice board' which will be free standing on an existing raised area to the south of the entrance to the church. The maximum height of the board measured from the adjacent path level is 2 metres, the width is 1.6 metres.

The remaining two proposed boards are to be located in the north east and north west corners of the church yard, adjacent to St. Mary's Road. Both boards will match and will be 'single bay glazed notice boards' 1.95 metres in height and 0.8 metres wide. (The existing small wooden sign in the north east corner is to be removed.

Consultations and Representations

Third Parties: - 1 letter has been received from a local resident stating that they have no objections to the proposals.

Adur District Conservation Advisory Group: - We believe that there should be no notice board on the church wall. However if a new notice board is required near the church doors then a single board should be placed in the proposed raised position and the existing sign removed.

With regard to the proposed materials we have doubts about the U.V resistance to fading.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): CH4, CH5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AB4, AB11, AB19
Adur Development Plan – Submission core Strategy 2006-26 (ADC 2007): ENV10
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies

Policy CH4 of the West Sussex Structure Plan states that development should not be permitted unless conservation areas will be preserved and, where possible, enhanced. Similarly Policy CH5 states that development should not be permitted unless statutorily listed buildings of special interest, and their settings, will be preserved and, where possible enhanced.

Policy AB19 states that consent for advertisements within Conservation Areas will only be granted where the advertisement respects the character and appearance of the area, does not create a danger or hazard to public safety, respects the character, proportions and design of the building on which it is to be displayed.

Impact on the Character and Appearance of the Conservation Area and Setting of Listed Building

It is considered that the proposed notice boards will be acceptable in this case. The boards will replace existing signage on site with notice boards which are more sympathetic in design and appearance. The dark timber colour frames headed with blue will be more in keeping and appropriate to this location. Due to the use of man-made timber (described above) the boards will require less maintenance and will therefore retain their appearance which is an improvement on the existing wooden signage which require regular maintenance and appear weathered. The proposed notice boards therefore will respect the character and appearance of the site and the surrounding area, therefore preserving and enhancing the character and appearance of

the Conservation Area and setting of the listed building and complying with policies AB4, AB11, AB19 of the Adur District Local Plan.

Public Safety

The proposed notice boards will not create a danger or hazard to public safety due to the fact that they are located within the church yard, of modest size and scale and are non-illuminated. The notice boards will be visible from the adjacent highways however will not cause a distraction to highway users. The proposal therefore complies with part (b) of Policy AB19 of the Adur District Local Plan.

Recommendation

APPROVE for reason that :-

The proposed notice boards will preserve and enhance the character and appearance of the Conservation Area and the setting of the Listed Building and will not create a danger or hazard to public safety. Therefore complying with Policies CH4 and CH5 of the adopted West Sussex Structure Plan 2001-16 and Policies AB4, AB11 and AB19 of the Adur District Local Plan.

1-5. 5 Standard Advertisement conditions

2. Prior to the display of the proposed notice boards the existing signage on site shall be removed.
   Reason: In the interests of visual amenity and to comply with Policies AB4, AB11 and AB19 of the Adur District Local Plan.
3. The notice boards shall be constructed from man-made timber to match in colour and finish the sample submitted to the Local Planning Authority on 22nd March 2007, unless otherwise approved in writing by the Local Planning Authority.
   Reason: In the interests of visual amenity and to comply with Policies AB4, AB11 and AB19 of the Adur District Local Plan.
4. The 'sign written panel' is to be painted blue to match the colour details submitted to the Local Planning Authority on 20th March 2007, unless otherwise approved in writing by the Local Planning Authority.
   Reason: In the interests of visual amenity and to comply with Policies AB4, AB11 and AB19 of the Adur District Local Plan.

Case Officer..... Date 16/4/07

Head of Planning and Community Pete Davies Date 23 4 07

Chair of Planning Committee..... Date 25/04/07

10/4 17/4