Development Management – Delegated Officer Report

Application Number: AWDM/0262/22 Recommendation – Approve

Site: 53 John Street, Shoreham

Proposal: Single storey infill extension to replace existing loggia, conversion of roof space with front and rear facing conservation roof windows, replacement windows to the front and rear elevations. Re-covering of existing roof slopes with fibre cement slates.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: March 3rd 2022

Site and Surroundings

This application relates to an end of terrace Victorian house on the west side of John Street close to the railway arch to the north. The site backs onto a twitten beyond which is the rear garden of 4 North Street and then St Peter's Church. To the front the house faces the public car park at the Shoreham Centre.

The site is in the Shoreham conservation area but is not a listed building.

Proposal

Permission is sought for a ground floor rear extension, replacement windows, conservation rooflights to the rear outrigger and front roofslope and re-covering of existing roof slopes with fibre cement slates.

The rear extension squares off the rear ground floor. It has a mono pitched roof behind a raised parapet.

Relevant Planning History

AWDM/2222/21 - Single storey infill extension to replace existing loggia, replacement windows to the front and rear elevations, conservation rooflights to outrigger and re-covering of existing roof slopes with natural slate - approved.

Consultations

ADCAG: Approve

Representations

None received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2, 3, 15, 16 and 17 including 'Development Management Standard No.2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020)
Revised National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance (CLG)
Shoreham Conservation Area Appraisal

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the conservation area and the impacts of the development on neighbour amenity.

Neighbour amenity

The ground floor extension infills between the kitchen extension and a shared side passage to the north. No. 55, to the north, has a deeper two storey outrigger than the extension proposed. The extension will be screened from No. 51 by the existing rear addition. No neighbour harm will occur.

Visual amenity

The rear extension will not be visible form the public realm. It replaces a dilapidated loggia addition. It will enhance the appearance of the house and as a consequence the conservation area.

The replacement roof, windows and rooflights do not usually need planning permission as this is a single dwelling. However, as this is an amendment to a previously approved application permission is sought for the changes to the approved plans. While regrettable that natural slate is no longer proposed for the roof, the fibre cement slates are not considered to cause significant visual harm. Replacement timber sash double glazed windows are proposed where timber sash exist currently and are acceptable. The use of conservation rooflights at the front and rear is also welcomed.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials as specified*
4. *Rooflights to be conservation style*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: Peter Barnett Date: 1 April 2022

Authorised and signed by: Gary Peck Date: 1 April 2022