Development Management - Delegated Officer Report

Application Number: AWDM/1388/15 Recommendation – Approve

Site: Toll House, High Street, Shoreham-By-Sea

Proposal: Proposed conservatory with covered area beneath on south east elevation

Date of site visit: 26 October 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two storey dwelling located immediately adjacent to the south side of the Norfolk Bridge, on the opposite side of the road to the Ropetackle building. It sits largely below the bridge when seen from the bridge itself and appears as a single storey building from the High Street. It was formerly Listed but has since been de-Listed. It does lie within the Shoreham Conservation Area.

Permission is sought to construct a conservatory at first floor level to replace an existing balcony which sits over a glazed area on the ground floor. The ground floor would enclose completely in glazing and frames to match the conservatory. It will sit on the south west corner of the property, projecting beyond the western elevation by 2m.

The conservatory is to have white UPVC frames using the Flush Sash window system.

Relevant site history

None relevant

Consultations

Conservation Advisory Group: Approve

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 the Conservation Area.

Visual amenity and impact on Conservation Area

The view of the town, and especially the Conservation Area as one approaches across the Norfolk Bridge is very important. From here the south-east elevation of the 'Toll House' is clearly seen. The older part of the building already has a 1960's extension projecting towards the river, and a raised deck area to the south east. The proposed 2 storey conservatory would utilise the same footprint as this decking area.

The extension will be to the same height as the parapet on the roof of the existing building and will be a prominent feature. However, the Council's Conservation Design and Architect considers that the design deliberately forms a new element to the building's evolution and signifies a different function. Following the receipt of more detailed drawings and amended plans showing a more elegant, unified two storey structure, it is considered that the proposal is an acceptable addition to the building which will preserve the character and appearance of the Conservation Area.

Residential amenity

The extension is sufficiently distant from neighbouring properties to not cause any loss of residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to be Evolution Flush windows as per submitted details
3. Permission relates to approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 17 March 2016

Authorised by: Gary Peck Date: 17 March 2016