Development Control – Delegated Officer Report

Application Number: AWDM/1429/14 Recommendation – APPROVE

Site: 21 Church Street, Shoreham

Proposal: Single storey rear extension to incorporate basement staircase

Date of site visit: 11.11.2014

Neighbours checked: Y

Additional neighbour notifications: Y (21 days following completion of Certificate B)

Proposal, Site and Surroundings

The application property is located on the westerly side of Church Street and comprises a mid-terrace two storey dwelling which has a single storey lean-to extension located to the rear. The property is located within the Shoreham Conservation Area and the medieval core of Shoreham. The building has white painted smooth rendered exterior walls and a slate tiled roof to the front which matches the remainder of properties within this row of terraces. The property is surrounded by Grade II listed buildings within Church Street to the north and east and St Mary's Church which comprises a Grade I Listed Building is located to the north-east. Within the rear garden of the application property there is a small dilapidated wooden shelter which leads down into a large underground bunker which is used as ancillary storage in conjunction with the dwelling.

The proposal seeks planning permission for a single storey extension to the westerly rear elevation of the property which would provide a new utility room and shower room to be used in conjunction with the main house and a new access door and staircase into the existing underground bunker. The extension would replace the existing dilapidated wooden shelter within the rear garden that provides access into the underground bunker. The proposed single storey rear extension would measure 2.2 metres wide, 5.5 metres long and 2.75 metres in total height. The westerly end section of the extension that would provide access to the underground bunker would be slightly narrower and sit lower at a height of 2.6 metres. The extension would be built up against an existing flint and mortar wall which lines the southerly boundary of the application site. The part of the extension incorporating the utility room and shower room would have rendered exterior walls painted white and slate roof tiles to match the original dwelling house. The westerly end section incorporating access to the basement would be clad in timber panels with a slate tiled roof to match the original dwelling. The Applicant has confirmed that the underground bunker would continue to be used as ancillary storage in conjunction with the existing dwelling.

Consultations:

The Conservation Area Advisory Committee are content for this application to be approved.

Representations:

One letter of representation has been received from the neighbouring occupier in 19 Church Street to the south who has confirmed she is happy with the plans for the proposed building works. However, taking into account the property is within a Conservation Area, she has requested whether any weight bearing parts of the extension could take place independent of the 1850's flint and rubble party wall.

Relevant Planning Policies

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

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house. However, the main issues that require consideration are the impacts of proposed extension on the character and appearance of the Conservation Area and the amenities of neighbouring occupiers.

The Character & Appearance of the Conservation Area

The application site is located between Church Street to the east and Middle Street to the west. The proposed extension would be located to the westerly rear elevation of the dwelling, yet only limited glimpses of the roof of the proposed extension would be possible from Middle Street to the west as the proposed extension would be screened by the existing 3 metre high flint wall and garage structures which line this end of Middle Street.

The proposed extension would extend 5.5 metres into the rear garden yet part of this would comprise a small timber shed like structure to enable a replacement access door and staircase to the underground bunker. The extension has a simple form with a mono-pitched roof tiled in slate roof tiles that would match the existing lean-to extension at the rear and also tie in with the slate roof tiles on other terrace properties within the road. The proposed extension would therefore remain sympathetic to the scale, form and materials on the original property and other terrace properties within the road and cause no harm to the character or appearance of the Conservation Area.

There are a mixture of flint, brick and mortar boundary walls within the historic centre of Shoreham and these are an identifying feature of the Conservation

Area. The proposal would retain the existing flint and mortar wall which lines the southerly boundary of the application site and the extension would be built up against the existing boundary wall with the southerly neighbouring property. This maintains the historic boundary treatment between the two neighbouring properties.

Residential amenity

The occupiers of neighbouring properties that would be most affected by the proposed extension are located in the two storey terrace properties located to the north and south of the application property.

Both of the northerly and southerly neighbouring two storey properties have previously extended with single storey extensions to the rear. The neighbouring property to the north has a conservatory and the neighbouring dwelling to the south has a lean-to addition and a further flat roofed extension attached to that. The proposed extension would be distanced by 4 metres to the northerly neighbouring property. As the proposed extension would be single storey and would measure 2.75 metres it is considered unlikely to cause any loss of light to the northerly neighbouring occupiers. The proposed doors and windows on the northerly side of the extension would face the 2 metre high flint and mortar wall which separates the two neighbouring plots and would not therefore cause any loss of privacy to the amenity of the northerly neighbouring occupiers.

The southerly wall of the proposed extension would sit adjacent to the flint boundary wall and beyond this the wall of the southerly neighbouring extension. The proposed extension would not therefore cause any loss of light to the amenity of the southerly neighbouring occupier. It would appear that the proposed extension would adjoin the shared flint boundary wall and therefore on the request of Officer's the Applicant has completed Certificate B and served the relevant notice on the southerly neighbouring occupier at 19 Church Street.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location & Block Plan, Drawing No. 34978/3, Received on 16th October 2014.
   Title: Details as Existing, Drawing No. 34978/1, Received on 16th October 2014.
   Title: Details as Proposed, Drawing No. 34978/2B, Received on 16th October 2014.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

4. Ancillary accommodation
5. Retention of southerly boundary wall

Informative

1. Proactive Statement –Amendments

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

Case Officer: Rebecca Tier Date: 6th January 2015

Authorised by: Jo Morin Date: 08.01.2015