Exp 3a/4

Development Control – Delegated Officer Report

Application Number: ADC/0084/09 **Recommendation – Refuse Application**

Site: **8 The Street Shoreham-by-Sea West Sussex BN43 5NJ**

Proposal: **Replacement of two sheds with single shed, alterations to roof of existing shed and re-cladding and raising of height of boundary fence by fixing trellis (retrospective)**

The Application

The site is located within the built up area of Shoreham, a Grade II semi detached listed building which also falls within the Conservation Area.

The main part of the building is thatched with a tiled addition built in 1975. There is a detached pitched roof garage buildings to the side of the building with vehicular access from The Street. The building is set back from the road with the garden area to the front being larger than that to the rear. As the ground level increases to the rear of the site this further limits the use of the rear garden space. There is a retaining wall directly to the rear of the building and the rear part of the garden is at a higher level.

Retrospective permission is sought for the replacement of two sheds which were sited to the rear of the listed building and were demolished in March 2007 (according to the details submitted with the application) and for its replacement with a single larger shed. Permission is also sought for alterations to the roof of an additional smaller shed and also its re-cladding with waney edged elm boarding to match the existing replacement shed. In additional retrospective permission is also sought to raise the height of the boundary fence by 0.5 metres with fixed trellis.

Consultations and Representations

Third Parties: - Two letters have been received from local residents. 15 Lesser Foxholes – shed is higher and larger, prominent unsightly, overdevelopment, detrimental to listed building and conservation area.

17 Lesser Foxholes objects to the proposal, the sheds are unsightly and bring an industrial feel to the premises, which is in a conservation area. The original shed was replaced with a larger shed. The existing shed has been increased in height which has increased the visibility above the level of the boundary fence. Trellis has been added to the fence. Due to the close proximity of the sheds to the fence it is impossible to maintain the fence from the owner's property.

The owner/occupier of 9 The Street supports application, the materials used for the shed are sympathetic to the surroundings and in no way unsightly. The raising of the fence by fixing trellis provides a degree of privacy.

A.D.C.A.G: **-** Totally unacceptable, we have no objection to the trellis.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): , CH4, CH5, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AB11, AH7 and Appendix II 'Supplementary Planning Guidance' comprising:- Development Control Standard No.3 'Extensions and Alterations to Dwellings'.
PPS1 ' Delivering Sustainable Development' (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05

Planning Assessment

Policies

The site is in the Conservation Area where there is a statutory duty to pay special attention to the need to preserve or enhance its character or appearance (as reflected in policies AB4 and CH4). Similarly Policy AB11 of the Local Plan states that new development which would adversely affect the setting of a listed building will not be permitted. It also requires that the design and materials of new development located within the setting of a listed building shall not adversely affect its setting.

Structure Plan policy CH5 states that development should not be permitted unless statutorily listed buildings and their settings will be preserved and where possible enhanced.

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by proposal should not be excessive.

Residential Amenity

The sheds are located adjacent to the rear boundary of no. 17 Lesser Foxholes to the north west of the site. There is a minimum distance of 10 metres between these buildings and the rear of the neighbouring dwelling house which is sited on higher ground level. Although these buildings are clearly visible from the rear of no. 17 it is not considered that this impact is such to warrant a refusal on these grounds. It is considered that with the increased height of the trellis and appropriate planting the visual impact of

sheds could be suitably softened . There would be no loss of light of overbearing impact as a result of these buildings.

Impact on Character of Conservation Area and Visual Amenity

The sheds are sited to the rear of the dwelling directly behind the listed building. Although they are on higher ground level they are fully screened from the highway by the house and the adjacent detached garage. Therefore there is not considered to be any adverse impact on the character and appearance of the conservation area and visual amenities of the street scene.

Impact on Character of Listed Building

The main issue in this case is the impact of the shed buildings on the historic character and appearance of the Grade II listed building. The buildings are located within the curtilage of the listed building in close proximity to the building itself. There is a minimum distance of 3.7 metres between the shed buildings and the listed building. The shed buildings are considered to be dominant within the setting of the grade II listed building due to their flat roof design, large footprint, siting on higher ground level and proximity to the building.

It is acknowledged that prior to the proposed sheds being erected there were two sheds previously at this site which the applicant states were removed in March 2007. It is however considered that this does not justify the scale and design of the existing shed which is of a larger footprint. The previous sheds, according to the photographs and plans submitted with the application are shown to be much smaller in scale and height with pitched roofs.

The trellis which has been added to the existing boundary fence is not considered to have any adverse impact in this case.

Recommendation

REFUSE on ground that :-

1 . The replacement shed building and the alterations to existing shed do not relate sympathetically in design, form, scale and materials with the character and appearance of the Grade II listed building and are detrimental to its historic setting. The development therefore conflicts with the policies of the West Sussex Structure Plan (CH4, CH5, DEV1) and the Adur District Local Plan (AB4, AB11,

Case Officer..... [redacted] .....Date.....14/4/09

Planning Services Manager... [redacted] ..Date.....14/4/09

Chair of Planning Committee.[redacted] ..Date..14/04/09...