Expiry Date - 21/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0234/10 **Recommendation – Permit Application**

Site: **14 Church Street Shoreham-by-Sea West Sussex BN43 5DQ**

Proposal: **Portico around front door and 0.7m high front boundary wall**

The Application

The application site is a two storey mid terrace, rendered period property located on the east side of Church Street. The site is within the Conservation Area and within an area covered by an Article 4 Direction which removed all permitted development rights for properties within this area. This is to allow for increased control by the LPA to preserve the Conservation Area.

Permission is sought for a low front boundary wall 0.7 metres in height, which was previously to the front of the house and has been demolished some time ago. Also proposed is a portico around the front door with a maximum height of 2.3 metres and maximum depth of 3.5 metres.

This application is identical to the consent granted in 2006 (SU/53/06/TP) which has since expired.

Consultations and Representations

Third Parties: - No third party representations have been received.

A.D.C.A.G: - Acceptable

West Sussex County Council: - The County Architect has no objection to the proposal the new front wall will fit comfortably in the street scene. The portico surrounding the front door will be acceptable.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2005 (ADC 1996) (saved policies):AG1, AB4, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (OPDM 2005)

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Planning Assessment

Policies

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 site is within the Conservation Area where there is a statutory duty to pay special attention to the need to preserve or enhance the character or appearance of these area. This is a requirement of the relevant policy AB4 of the Local Plan.

Residential Amenity

It is not considered that the proposed wall or portico will have any adverse impact on the residential amenities of the adjacent dwellings within the terrace, the alterations are low level and will not result in any loss of light or overbearing impact.

Impact on Character and Appearance of Conservation Area

The house adjacent to the north has a similar low wall which stands slightly proud of the line of the original wall at this property. The wall is to be rendered to match the existing house. The proposal to reinstate this wall is acceptable within this protected street and will not have any adverse impact on the Conservation Area of street scene.

Similarly the portico adds interest to the front façade of the building, not detracting from its appearance and it would enhance the street scene.

Recommendation

APPROVE for reason that :-

The proposal would preserve or enhance the character or appearance of the Conservation Area and would accord with the relevant policies of the Adur District Local Plan (AB4 and AH7)

1. C1Ci
2. The finish of the rendered wall and portico hereby permitted shall, unless otherwise approved in writing by the Local Planning Authority, match the colour of the existing dwellinghouse.
   Reason: - In the interests of visual amenity and to comply with policy AB4 of the Adur District Local Plan.
3. The works hereby permitted shall be carried out in accordance with the following approved plans: -

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Front wall and portico – Plans as proposed –Date stamped received 27th July 2010.
Location Plan – date stamped received 27th July 2010.

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

Case Officer Hannah Barker

Date 31/8/10.
PB 31/8