EXPIRES 19/9

Development Control – Delegated Officer Report

Application Number: ADC/0449/07 **Recommendation – Permit Application**

Site: **St Mary's Cottage St Mary's Road Shoreham-by-Sea West Sussex**

Proposal: **Proposed alterations at second floor to provide bathroom (Application for Listed Buildings Consent)**

The Application

The application site contains a Listed Building known as St Mary's Cottage located on the northern side of St. Mary's Road, within the Shoreham-by-Sea Conservation Area. In December 1992 Council granted Planning Approval and Listed Building Consent to erect a single storey extension and a dormer at the rear of the listed building (SU/140-141/92/TP).

The applicant is now requesting Listed Building Consent to expand a bathroom into the roof space of the building to incorporate a bath.

Consultations and Representations

The Conservation Advisory Group and the West Sussex County Council's Heritage Advisor have both advised of no objection to the proposal.

Council has received no other representations with respect to the proposed works.

Relevant Planning Policies and Guidance

West Sussex Structure Plan:	LOC 1	(Locational Strategy)
	DEV 1	(High Quality Development)
	CH 4	(Conservation Areas & Historic Towns & Villages)
	CH 5	(Buildings of Architectural or Historical Importance)
Adur District Local Plan:	AG 1	(General)
	AB 3-4	(Conservation Areas & their Enhancement)
	AB 7-9	(Listed Buildings)

Planning Assessment

The Appearance
As the extension will be entirely encased in the roof space it does not result in any change to the physical appearance of the Listed Building and therefore has no detrimental impact on the heritage value of the building, or conservation value of the area.

Effects on Neighbours
For similar reasons the proposal will not result in any additional adverse impacts on neighbouring properties.

Recommendation:

APPROVE for reason that :- 1PC

1. C1Cii (Listed Building & Conservation Area Consent – Standard Time Frame)
2. C14Ai (Amended Plans – ADLP: AB 3-4 & 7-9 and WSSP: CH 4 & 5) received 22.8.07

Case Officer: D. Reynolds

Date: 23/8/07 CS 22.8.07