

Expiry: 10/8

Development Management - Delegated Officer Report

Application Number: AWDM/0633/26 Recommendations Approve

Site: 14 West Street, Shoreham

Proposal: Garden studio in rear garden

Date of site visit: 22/4

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a Grade II listed cottage on the east side of West Street in the heart of the Shoreham conservation area.

Grade: II

List Entry Number: 1193196

Date first listed: 29-Sept-1972

Cottage. Early C18. Coursed flint with red brick plinth band, quoins and dressings. Plain tiled roof with end stacks. Two storeys, 2 windows, all sliding casements, on ground-floor with segment-heads. Boarded door at extreme left.

The site is in Flood Zone 1 with no known surface water flood risk. There are no TPO's on the site.

Permission is sought to erect a detached outbuilding across the back boundary. The building measures 6.6 metres in width, 3.3 metres in depth and is a maximum 2.5 metres in height. It replaces an existing shed in the south east corner of the rear garden. It is positioned very close to the east and southern boundaries but is 3.5 metres off the northern boundary and 8 metres from the back of the house. The west and north elevations are to be clad in thermowood cladding with the other two finished in black polymer coated steel. It is to be used as an art studio for the home owner with ancillary storage areas.

Relevant Planning History

AWDM/0404/26 - Proposed replacement single storey rear extension. Internal works and conversion of roofspace with conservation rooflights to rear slope only.

AWDM/0405/26 - Listed Building Consent for proposed replacement single storey rear extension. Repair of the existing staircase. Vaulting of the ground floor ceiling to align with the existing kitchen ceiling. Installation of a new hatch ladder providing access to the basement. Installation of shutters to front

Expiry: 10/8

windows. New flooring within the sitting room. Remove existing shower room and form new staircase to convert existing roofspace to a bedroom with conservation rooflights to rear slope only. Repair and maintenance of guttering at ground floor level.

SU/94/82/TP - Application for Listed Building Consent for re-roofing, provision of inner skin & new floors incorporating damp proof membrane to prevent damp ingress. Approved.

Consultations

Heritage Consultant:

'The current application follows pre-application advice for the erection of a garden studio within the rear garden of 14 West Street. The earlier submission raised concerns in respect of the scale, footprint and proximity of the proposed building to the listed dwelling, with particular concern that the studio would read as an overly generous and visually competing addition within a modest historic rear garden.'

The principle of a modest ancillary garden structure within the rear garden is not necessarily unacceptable, particularly given the urban rear-garden context and the presence of other secondary structures in the wider setting. However, the site forms part of the curtilage and setting of a listed building and therefore the proposal must be assessed having regard to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the listed building, its setting, and any features of special architectural or historic interest which it possesses.

The pre-application advice specifically encouraged a reduction in the size of the proposed studio and a siting that would provide greater breathing space between the garden building and the listed house. That advice was intended to reduce the degree to which the new structure would compete with the listed building and to preserve the legibility of the rear garden as a subordinate domestic space associated with the historic property.

From the submitted proposal drawings, the revised building appears to have been reduced in scale when compared with the pre-application scheme and has been repositioned so that it sits more comfortably within the rear garden. This is a positive response to the earlier conservation advice. The revised arrangement reduces the extent to which the garden studio would dominate the rear garden and allows a clearer spatial relationship to remain between the listed dwelling, its rear elevation and the garden setting.

The proposed studio would remain a contemporary garden building, and its detailed appearance, external finish and relationship with the flint and brick boundary wall will therefore be important in ensuring that the development remains visually recessive. A darker, muted external finish would assist in reducing visual prominence, while any visible detailing should be simple and domestic in character. The building should remain ancillary to the dwelling

Expiry: 10/8

and should not introduce an intensity of use that would alter the established residential character of the garden setting.

On balance, the amended proposal is considered to have responded positively to the principal heritage concerns identified at pre-application stage. Subject to conditions requiring approval of external materials/finish, confirmation of the final colour treatment, and restriction of the building to ancillary domestic use only, the proposal is considered capable of preserving the special interest of the listed building and its setting.

No conservation objection is therefore raised, subject to those conditions. Accordingly, subject to the recommended conditions, the proposal is considered to accord with the statutory duty imposed by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and with the heritage objectives of the National Planning Policy Framework, including the requirement to conserve designated heritage assets in a manner appropriate to their significance. The proposal is also considered to be consistent with the relevant local development plan policies for the historic environment, including the Adur Local Plan heritage policy framework, insofar as it would preserve the special interest and setting of the listed building while allowing a subordinate ancillary garden structure within its established domestic curtilage.

Recommended Conditions:

External materials and finish: Prior to installation of the external facing materials, details of the proposed external cladding (including colour), doors, windows, rainwater goods and any other visible external finishes shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details and retained as such thereafter.

Reason: To ensure the appearance of the garden building is appropriate and contributes positively to the setting of the listed building.'

ADCAG: No objection.

Southern Water: No objection. Informatives SuDS and sewers

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 16 and 17

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)

National Planning Policy Framework (December 2024)

Expiry: 10/8

Planning Assessment

Principle

Alterations to listed buildings or within their curtilages will be acceptable in principle subject to satisfying the statutory test of preserving the architectural and historic interest of the Listed Building. Development within a conservation area should preserve or enhance it. Works to dwellings otherwise located within the built up area can be supported in principle having regard to the effects on the amenities of neighbouring residential occupiers.

Heritage

The shed to be removed is of no historical relevance. The proposed shed is a standalone structure using modern materials. The agent has confirmed that it will be built on ground screws with no excavation involved.

It will not harm the integrity of the listed building and will preserve the appearance of the conservation area.

Details of the final materials to be used is reserved by condition.

Residential amenity

The structure is domestic in scale and appearance. Its height and use will not be harmful to any neighbour. It is smaller than an outbuilding in the adjoining garden, No. 16, approved in 2016.

Recommendation

Grant subject to the following conditions:

1. Approved Plans
2. 3 years
3. Details of materials
4. Ancillary only

Is recommendation contrary to letters of representation? N

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. SuDS drainage
3. Public sewer connection
4. Public sewer on site potentially

Expiry: 10/8

Case Officer:

MOK

Date: 28/7/26

Authorised by:

Peter Barnett

Date: 28 July 2026