Expiry Date – 20/9 EOT to 27/9

Development Control – Delegated Officer Report

Application Number: AWDM/1219/21 **Recommendation – APPROVE**

Site: **Old Malt Cottage, 104 Connaught Avenue, Shoreham-By-Sea**

Proposal: **Listed Building Consent for replacement single glazed timber window to ground floor front elevation and replacement double glazed timber window to kitchen addition.**

Date of site visit: 17.9.21

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached Grade II Listed building within Old Shoreham conservation area. Originally a 17th Century barn it now comprises two cottages, including Walnut cottage. They are situated on the east side of Connaught Avenue close to the junction with the Upper Shoreham Road.

This is an attractive thatched property, with some vegetation partially screening the property from the street. The neighbouring, attached dwelling is more heavily screened. The dwelling is within a residential area.

A window in the ground floor frontage of the original cottage is to be replaced in timber with single glazing to match the original. A window in the rear kitchen extension is proposed in timber with double glazing.

Consultations:

Adur District Conservation Advisory Group: - Approve

Representations:

None

Relevant Planning Policies

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).
Heritage England's Listing No. 1353754

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves alterations to a residential property which is Grade II Listed. The main issues in this case are the impact of the proposed works upon the character and appearance of the listed building and impact upon residential amenity.

Impact on the Character and Appearance of the Listed Building

The section details submitted of the proposed timber windows are acceptable. The front window to be replaced is in the original cottage and this is to be replaced with single glazing. The window at the rear to be replaced is in a kitchen extension and it is therefore acceptable that this one is double glazed.

No harm will be caused to this heritage asset as a result of this development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. LB 3 years

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: MOK Date: 23/9/21

Authorised by: Peter Barnett Date: 23 September 2021