Development Control – Delegated Officer Report

Application Number: AWDM/0950/17 **Recommendation – APPROVE**

Site: **Church House, 29 East Street, Shoreham-by-Sea, BN43 5ZD**

Proposal: **Replacement of existing white PVCu window on south elevation with timber sash to match existing**

Date of site visit: 06.07.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a Listed Building Consent to this grade II Listed Building situated within the town centre of Shoreham-by-Sea.

The site also lies within the Shoreham Conservation Area. St. Marys Church, also a Listed Building, lays to the west of the property, indeed the street and immediate area contains many Listed Buildings.

Church House has been converted to a dental practise some years ago, and has been altered within and added to at the rear.

Proposal

The proposal seeks permission to replace an existing first floor PVCu window on the south elevation of a 3 storey, flat roof extension. The window will be a 4 pane timber vertical sliding box sash window.

Consultations:

Adur District Conservation Advisory Group: Approve

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AB4, AB7, AB8
Submission Adur Local Plan 2016:Policies 15, 16, 17
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The application will be considered on its own merits together with development plan policies. Consideration will also be given to the effect of the development on the Listed Building and the Conservation Area, together with any neighbouring residential properties.

Visual Amenity

The 18th century listed building has been within commercial use for some years, and has undergone later extensions in the form of a three storey, flat roof rear extension and a further single storey rear extension. There has also been the placement of detached large sheds within the garden

The replacement window will be on the back area of the building on a three storey, flat roof extension. The existing window is an inappropriate PVCu casement window and it is proposed to replace it with a vertically sliding sash 4 pane timber window. The replacement is considered to be more appropriate to the listed building and to the conservation area than the existing PVCu casement window.

Residential Amenities

The rear of the building, to which this application relates is not readily viewed from outside of the site and the replacement window will not adversely affect the residential amenities of any neighbouring property.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit

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

Case Officer: Eve Hearsey Date: 28.09.2017

Authorised by: Jo Morin Date: 28.09.2017