Development Management - Delegated Officer Report

Application Number: **AWDM/0123/12** **Recommendation – Approve**

Site: **Myrtle Cottage, Church Street, Shoreham-by-Sea, West Sussex BN43 5DQ**

Proposal: **Proposed single-storey infill extension on east side.**

Date of site visit: 01.02.12.

Neighbours checked: Y

Proposal
The application dwelling is a three storey pitched roof house located on the west side of the road, directly adjacent to the churchyard of St Mary de Haura. The dwelling fronts onto Middle Road to the west with the rear of the house, and the existing rear extensions, facing towards the east. The site is bounded by a 2.4m high shaped render wall, which is joined to the existing flat-roofed extension (north), and makes up part of the existing south side rear extension. The two extensions and wall form a small courtyard within the site.

Permission is sought to demolish a small glazed link which serves as access between the pitched roof former stores (now kitchen) to the south, and the modern flat-roofed extension (lounge) to the north. In its place would be an infill extension which would allow for the rearrangement of rooms and the formation of a larger kitchen breakfast room, with access through patio doors into the remainder of the courtyard.

The extension would increase the existing footprint by 3.3sqm and would be 1.5m wide, and 2.2m deep.

Relevant site history
The dwelling sits within the Shoreham Conservation Area within a designated Article (4) direction (April 1996).

Consultations

Adur District Conservation Advisory Group: No objection.

Representations

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB4 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Shoreham-by-Sea Conservation Area Character Appraisal and Management Strategy (ADC 2008)

National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
The proposed extension would be very well screened to the south by the existing pitched roof kitchen, and from the north by the more modern flat roofed extension. The property is well screened by a high boundary wall from Church Street, however the extension would be visible from directly opposite within the elevated parts of the Churchyard.

The applicant's agent has submitted details of the proposed tiled roof which would be at a shallower angle to that of the existing roof section which adjoins the kitchen. The tiled roof would however attach to the main original house no higher, and would sit under the sill of the first floor window.

A conservation area style roof light is proposed to ensure that there is adequate natural light to the kitchen breakfast room, and it is considered that this would be acceptable in terms of the impact on the appearance of the dwelling. The proposals would therefore preserve and enhance the appearance of the Conservation Area, without detracting from the amenity of the neighbours.

Residential amenity
The proposals are well screened from the adjoining sites and would therefore not have an adverse impact on the outlook or privacy of them.

Recommendation
The proposed infill extension would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would preserve or enhance the character or appearance of the Conservation Area and would accord with the relevant saved policies of the Adur District Local Plan (AG1, AH7, AB4)

Subject to:

1. Standard 3 year time limit
2. Standard materials specification condition. Doors to be in timber, roof to be in a matching tile.
3. Roof light to project no more than 0.05m from roof tiles and conservation area style unless otherwise specified.
4. Permission relates to approved plans:
   Drawing No: 8803-1 Rev C. Date Received: 01.03.12
   Drawing No: 8803-9. Date Received: 01.03.12
   Drawing No: !:1250 Site Location Plan. Date Received: 01.03.12
   Drawing No: 1:500 Block Plan. Date received: 01.03.12

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

Case Officer: C. Hone Date: 06.04.12

Authorised by: Jo Morin Date: 16.4.12