Expiry Date - 15/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0264/10 **Recommendation – Permit Application**

Site: **Manor Cottage 16 Southwick Street Southwick Brighton**

Proposal: **External notice board (oak frame and posts) at front**

The Application

The application relates to a Grade II Listed Building on the east side of Southwick Street. The property was formerly a dwellinghouse however it is now occupied by the Southwick (Sussex) Society and used primarily as a heritage centre.

Permission is sought for an oak framed notice board on the west side of the building, on a grassed area behind a public bench which faces the road. The proposed notice board would be 1.15m in height, by 0.6m wide, by 0.07m thick. It would be constructed in natural oak with a clear polycarbonate door, and on two oak posts which would be between 2.1m and 2.25m in height.

An enlarged west side gable projection was approved under SW/61/04/TP, which enabled the enlargement of the centre and the creation of a new entrance point and disabled access ramp into the building. The proposed sign would be adjacent to the ramp.

Consultations and Representations

Consultations/Comments

ADCAG – No objection

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AB4, AB11
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS5 'Planning for the Historic Environment' (DCLG 2010)

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Planning Assessment

Policies

The Council has a statutory duty to pay special attention to the need to preserve or enhance the character or appearance of Conservation Areas and to preserve the setting of listed buildings. It is therefore essential that new development respects the existing historic environment. The relevant policies are AB4 & AB11 and Government policy and guidance is in PPS5.

PPS1 states "Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

Visual amenity and character

The proposed noticeboard will be of a sympathetic design and is not considered to be harmful to the setting of the listed building or the character and appearance of the conservation area. It will be prominent, as it has to be by its nature, and will be sited in front of the gable end of the building. However, this end of the building is already partly obscured by the bench and is the most accessible area for passers-by to view the board. On balance therefore it is considered to be an acceptable position.

Recommendation

APPROVE for reason that:-

2PC (amended) The proposal would preserve or enhance the character or appearance of the Conservation Area and the setting of the listed building and would.....(AB4, AB11)

Subject to:

1. C1Ci
2. This permission relates to the following approved plans date stamped received 21 July 2010
   1:1250 scale Site Plan and 1:500 scale Block Plan
   1:5 scale Drawing of Proposed Notice Board
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 8 September 2010

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