Expiry Date – 28/4

Development Control – Delegated Officer Report

Application Number: AWDM/0394/20 Recommendation – Refuse

Site: 5 Ship Street, Shoreham

Proposal: **Remodelling of front and rear facade, extension with zinc roof and timber cladding to form a roof terrace with balustrade and handrail (in connection with residential use approved under Notice/0012/19)**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 28.5.20

Site and Surroundings

This application relates to a three storey terraced building built in the 1960's as part of an office development including 1-3 Ship Street. It is not clear when it became separated. Recently Prior Approval was issued for the change of use of No. 5 from offices to a single dwelling under Class O of the GPDO, see history below.

The building is a very simple flat roofed building with a flat façade and pvcU windows. It is largely open fronted at ground floor for parking purposes. The 'front door' is set back within this open frontage.

1-3 Ship Street is part of the same original building but has a fully enclosed ground floor. This building is still in office use. To the north is an older two storey cottage part of a terrace of similar cottages. Opposite is a modern infill house, No. 2, with mansard roof extensions. This house was built within the last 8 years. The former St John's Church, to the north, is a fine flint building. It has been converted into flats.

The site is within the Shoreham Conservation Area.

Proposal

Planning permission is sought to add a zinc clad single storey extension to the roof of the building to create a staircase access to the flat roof and to create a roof terrace enclosed by a glass rail.

It is also proposed to enclose the front ground floor, bringing a garage door and front door forward. Windows are to be replaced with grey aluminium frames and in the case of two front windows Juliet balconies and doors are proposed. Existing brickwork is to be painted light grey and the frontage otherwise clad in larch. At the rear only new windows and French doors onto the small yard are proposed.

Relevant Planning History

NOTICE/0012/19 - Application for permitted development for prior approval for change of use of upper storeys of building from offices (Use Class B1a) to a dwelling (Class C3); no external alterations. Granted 12.9.19

SU/50/97 – Security grille at front of vehicle access and portable store at rear of parking area. Granted 28.4.97 (Temp exps 30.4.01)

SU/56/66 – Demolition of existing and erection of offices. Granted 7.6.66

Consultations

ADCAG - This property forms part of a larger building of some 60/70's design which seriously conflicts with the neighbouring properties in this conservation area. Particularly the flat roof whereas all the neighbouring properties have pitched roofs. The proposal contained in this application will have an adverse effect on the neighbouring properties by serious overlooking & lack of privacy, even in the neighbouring gardens.
To add Juliette balconies to the front of the building does little to enhance the overall aspect of the main building as the remaining frontages are plain & unadorned. It was unanimously agreed by all members that this application should be **REFUSED.**

Representations

1 objection received from No. 2 Ship Street.

1. The roof extension and terrace represent a 4th floor to this building which does not relate to any localized building in Ship Street.
2. Loss of privacy from Juliet balconies and roof terrace.
3. Precedent set for 1-3 to do something similar soon.
4. Overdevelopment of property.

1 letter of support from 5 John Street – *'vast improvement to a ghastly building.'*

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15, 16 and 17 including adopted 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the building and on the Shoreham conservation area and impacts for neighbours.

Relevant Policy Extracts

Policy 15: Quality of the Built Environment and Public Realm
Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. Development should:
• Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;
• Include a layout and design which take account of the potential users of the site; •
• Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;
When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.

Policy 16: A Strategic Approach to the Historic Environment
The Council will conserve and enhance the historic environment and character of Adur, which includes historic buildings, features, archaeological assets and their settings. Where development affecting any heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.

Policy 17: The Historic Environment For All Heritage Assets:
Conservation Areas: Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area. Where an application for planning permission or Conservation Area consent is submitted for the alteration, change of use, extension or repair of a building or feature in a Conservation Area, the retention of original features or, where this is not possible, their reinstatement with appropriate materials and the removal of unsympathetic features will be sought. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken through new development and other measures to preserve and enhance these areas, and to implement the recommendations of the Conservation Area Management Plans.

Development Management Standard No. 2 Extensions and Alterations to Dwellings

3.22 The addition of a balcony to a property anywhere near the boundary would be likely to lead to problems of overlooking. Balconies on terraced or semi-detached properties will therefore usually be resisted.

Consideration

Impacts on the Building/Conservation Area

The existing building is fully three storeys and flat roofed and out of keeping in Ship Street and the historic conservation area. It is already taller and more prominent in the streetscene than the cottages to the north.

The addition of the roof extension for access purposes and the roof terrace would add further height to the building and make it even taller in relation to its neighbours. The design of roof extension in terms of its scale, form and design would increase the harmful impact of this extra height. It represents an alien and incongruous addition to the property. It would be visible in the street and from within adjoining properties. It would also be visible from West Street and possibly other public vantage points. Google street view from West Street shows how visible it would be. The flat roof of the existing building is visible as is the bell tower of the former St John's church. This extension would spoil this view. It would not make a positive contribution to the area. It would neither enhance nor preserve the appearance of the conservation area.

The elevational changes proposed are not considered to be harmful to the appearance of the building, Ship Street or the conservation area. The existing building makes no contribution to the conservation area. It is quite understandable why the applicant would want to alter the building's appearance given its new use as a dwelling. Not just to give it a more domestic appearance but to also improves its appearance overall.

Enclosing the ground floor will improve the appearance of the building. The open parking area and recessed door add nothing. Introducing grey aluminium windows and Juliets will break up the blank façade and give it a more domestic feel. As will the use of larch cladding. These are alien details in the street but the street has a mixed vernacular. Rather than detract from the appearance of the building it is considered that they would soften its appearance.

Neighbour amenity

The proposed roof terrace is very large. The applicant's drawings indicate that a view of it would not be possible from the street itself. However, the proposed terrace is very large and extends almost to the front of the building. Views into the front bedroom, living room and small front terrace at No. 2 would be possible as they are only 6 metres across the road. The scale of the terrace proposed also increases the scale of the overlooking as several people could be up there at any given time. Views west to gardens behind are unlikely. It is not clear whether views into the garden of No. 7 Ship Street would be possible.

The French doors and Juliet balconies proposed for the front elevation would afford no greater overlooking than that from the existing windows.

Recommendation: REFUSE for the following reasons:

1. The roof extension would by reason its size, design and position introduce an alien and discordant feature to the streetscene which would fail to preserve or enhance the Shoreham conservation area. The proposal is therefore contrary to policies 15, 16 and 17 of the adopted Adur Local Plan.

2. The roof terrace, by virtue of its size and position would enable overlooking of at least No. 2 Ship Street and would result in a loss of privacy harmful to occupiers living conditions. The proposal is therefore contrary to adopted Adur Local plan policy 15 and adopted Development Management Standard No. 2 'Extensions and Alterations to Dwellings'.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 5.6.2020
Authorised and signed by:	PB	Date: 5/6/20