Expires 11-03-08

Development Control – Delegated Officer Report

Application Number: ADC/0016/08 Recommendation - Permit

Site: **25 Church Street Shoreham-by-Sea West Sussex BN43 5DQ**

Proposal: **Additional north side secondfloor window**

The Application

The application property is a mid 18th Century, Grade II listed, two-storey house in a prominent location on the SW side of the where Church Street meets the churchyard of St. Mary de Haura.

The northern elevation is constructed mainly of flintwork with two brick built chimney stacks and brick quoin detailing. There are two existing windows in the north elevation, one casement window with mullions and brick band surround serving the first floor and a smaller square window serving the attic room, again with brick surround. The northern flank wall is fully exposed and visible from the north of Church Street, the Churchyard and the surrounding Conservation Area.

A planning application (ADC/707/07) for two matching timber casement windows at attic level (one new and one replacing the existing smaller window) was refused on the grounds that it did not relate sympathetically in design and form with the character of the flank wall of the building.

The current application is for one new sash window (0.7m wide by 1.2m high) to match the existing one at first floor level, to be installed at attic level adjacent to the existing square window.

To the north of the site is a neighbouring house No.26 Church Street, which is set back to the west. The property is accessed through the front garden which lies adjacent to the flank wall of the application property, and would be overlooked by the proposed window.

Consultations and Representations

County Planning Services: The County Conservation Architect states that it is a sensitive window.

***Adur District Conservation Advisory Group*:** No objection.

Third Parties: No third party objections.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved until adoption of the new South East Plan): LOC1, ERA1, CH1, CH4-5, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AB4, AB7, AB9, AB11, AH7 and Appendix 11 'Supplementary Planning Guidance' including:-
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05.

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policies AB3-4 require that the level of traffic flow, or other activity do not have an adverse effect to the character of the Conservation Area, and that the design and construction materials be of a high standard.

Visual amenity

The proposed window would be seen from Church Street, the St Mary de Haura Church yard both of which lie within the Conservation Area. It is felt that the single window would be in keeping in design and scale without over dominating the side wall of the house. It would preserve the character of the surrounding Conservation area without detracting from the setting of the Listed Building.

Residential amenity

Currently two windows look out over the small tapering front garden of the adjacent house (No.26), which is also in view of all passers by who walk either through the Church yard or down Church Street. The proposed additional window would not have direct views into the front of the adjacent property and would therefore not have an unacceptable effect on the privacy of this property.

Recommendation

APPROVE for reason that :- 1PPi – amended

The proposed window 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 policies of the ADLP (AB4, AH7) and the adopted WSSP 2001-16 (DEV1, CH4)

1. C1Ci
2. The window hereby permitted shall match in size and design that in the existing north face at first-floor level. It shall have brick banding above the head of the window ~~which will~~ match in colour and texture ~~those~~ of the existing building unless otherwise approved in writing by the Local Planning Authority.
   Reason: ~~*In the interests of amenity*~~ *and to comply with policy AB4 & AB11 of the ADLP and CH4 of the WSSP.*

Case Officer:
Date: 04.02.08

PB 5/2/08