17/7/09

P.E. 18/6/09.

Development Control – Delegated Officer Report

Application Number: ADC/0207/09 **Recommendation – Permit Application**

Site: **8 The Street Shoreham-by-Sea West Sussex BN43 5NJ**

Proposal: **Replacement of two original sheds with single shed (proposed to be rebuilt to smaller dimensions), alterations to other original shed (including mineral felt roof finish and timber wall cladding) and raising of height of boundary fence by fixing trellis (revised application)**

The Application

The site is located within the built up area of Shoreham, a Grade II semi detached listed building which also falls within the Conservation Area.

The main part of the building is thatched with a tiled addition built in 1975. There is a detached pitched roof garage building to the side of the building with vehicular access from The Street. The building is set back from the road with the garden area to the front being larger than that to the rear. As the ground level increases to the rear of the site this further limits the use of the rear garden space. There is a retaining wall directly to the rear of the building and the rear part of the garden is at a higher level.

Previously a retrospective application was refused for the replacement of two sheds which were sited to the rear of the listed building and were demolished in March 2007 and for its replacement with a single shed, permission was also sought for alterations to the roof of an additional smaller shed and also its re-cladding with waney edged elm boarding to match the existing replacement shed. Permission was also sought to raise the height of the boundary fence by 0.5 metres with fixed trellis.

The replacement shed and alteration to the existing shed were considered to be unacceptable therefore the application was refused for the following reason: -

> "The replacement shed building and the alterations to the existing shed do not relate sympathetically in design, form, scale and materials with the character and appearance of the Grade II listed building and are detrimental to its historic setting. The development therefore conflicts with the policies of the Adur District Local Plan (AB4, AB11, AH7)"

The current application is an amendment to the previously refused scheme. Permission is now sought to rebuild the replacement shed with a smaller footprint, and pitched roof design. The shed is proposed to be 3 metres wide and 2.4 metres deep with a maximum height to the pitch of 2.4 metres.

Timber cladding is proposed as existing with a felt roof. The existing smaller shed is to have the existing roof replaced with a felt roof with matching cladding to the sides. As previously submitted retrospective permission is sought to raise the height of the boundary fence by 0.5 metres with fixed trellis.

Relevant Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AB11, AH7 and Appendix II 'Supplementary Planning Guidance' comprising:- Development Control Standard No.3 'Extensions and Alterations to Dwellings'.
PPS1 ' Delivering Sustainable Development' (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05

Planning Assessment

Policies

The site is in the Conservation Area where there is a statutory duty to pay special attention to the need to preserve or enhance its character or appearance (as reflected in policy AB4). Similarly policy AB11 of the Local Plan states that new development which would adversely affect the setting of a listed building will not be permitted. It also requires that the design and materials of new development located within the setting of a listed building shall not adversely affect its setting.

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. The proportion of the garden area taken up by proposal should not be excessive.

Residential Amenity

The sheds are located adjacent to the rear boundary of no. 17 Lesser Foxholes to the north west of the site. There is a minimum distance of 10 metres between these buildings and the rear of the neighbouring dwelling house which is sited on higher ground level. Although reduced in height and scale these buildings will still be visible from the rear of no. 17 it is not considered that this impact is such to warrant a refusal on these grounds. It is considered that with the increased height of the trellis and appropriate planting the visual impact of sheds could be suitably softened . There would be no loss of light or overbearing impact as a result of these buildings.

Impact on Character of Conservation Area and Visual Amenity

The sheds are sited to the rear of the dwelling directly behind the listed building. Although they are on higher ground level they are fully screened from the highway by the house and the adjacent detached garage. Therefore there is not considered to be any adverse impact on the character and appearance of the Conservation Area and visual amenities of the street scene.

Impact on Character of Listed Building

Again, as with the previous application the main issue in this case is the impact of the shed buildings on the historic character and appearance of the Grade II listed building. The buildings are located within the curtilage of the listed building in close proximity to the building itself. The shed buildings are amended from that previously submitted and it is considered that although the sheds remain in close proximity to the listed building their scale and footprint has been reduced and the buildings are more domestic in appearance. It is not considered that the sheds as amended have any adverse impact on the character and appearance of the setting of the listed building.

The trellis is also not considered to have any adverse impact on the appearance of the listed building.

Recommendation

APPROVE for reason that :-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties, the character of the setting of the listed building or the Conservation Area. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AH7, AB4, AB11)

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Case Officer. [redacted] .....Date.....18/6/09.....

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