Expires 13/7/09

Development Control – Delegated Officer Report

Application Number: ADC/0194/09 Recommendation - Permit

Site: 23 John Street Shoreham-by-Sea West Sussex BN43 5DL

Proposal: Solar panel on south side roofslope

The Application

The application property is located on the west side of the street within Shoreham Conservation Area. The house is the north wing of Shoreham House (No.21), a detached Grade II listed building dating from 1800. The two storey building has been split in recent times and now comprises two residential dwellings. The application house occupies the northern wing which is set-back from the main house, and the first of the three bays of the main house. The official listing describes the house as being constructed in a Gault brick with red brick cornice and high rendered parapet which hides the (slate) roof.

Listed building consent is sought for a single solar panel which is to be fixed onto the south facing sloping roof of the northern wing of the house. The panel would be 1.4m wide, by 2m long and it would project from the roof plane by 0.1m, it would be 2.8 square metres in area, the piping would return through the slate roof directly adjacent to the solar panel.

Consultations and Representations

West Sussex County Council: No comments.

Adur District Conservation Advisory Group: No comments.

Third Parties: No third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AB7
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies

The application site is a Grade II listed building within the Conservation Area. There is a statutory duty to have special regard to the desirability of preserving or enhancing the architectural character and appearance of listed buildings as reflected in policy AB7 of the Adur Local Plan.

Impact on Character and Appearance of Listed Building

It is not considered that the proposed solar panel will have any adverse impact on the architectural character and appearance of the Grade II listed building. The solar panels will not be visible when the building is viewed within the street scene and conservation area due to the high parapet walls and proposed location of the panel.

The residents within the first floor flats of White Lion Court 30m to the east will be able to see the panel at oblique angles due to their elevated position, however it is maintained that this would not lead to an erosion of the character of the listed building.

The County Conservation Architect has made no objection to the proposals.

Recommendation

APPROVE for reason that :-

1PC (amended) The proposal would preserve the character of the listed building, its setting and any features of special architectural or historic interest which it possesses and would accord with the relevant policies of Adur District Local Plan (AB7)

1. C1Cii
2. C19E
3. C19G

Case Officer [redacted] RB 30/6/09
Date: 30-06-09