~~R.C 20/4/07~~
Exp 16/10

Development Control – Delegated Officer Report

Application Number: ADC/0512/07 **Recommendation – Permit Application**

Site: **Honeymans Cottage Coombes Road Lancing West Sussex**

Proposal: **Front elevation to be rebuilt with kitchen/breakfast room extension and rooms in the roof including front dormers**

The Application

The application property comprises a cottage attached to Old Farm Cottage (south) and Pad Farmhouse (west), forming part of a group of buildings to the north of the Sussex Public House.

Permission was previously approved in 2005 (L/142/05/TP) for a two storey extension on the north-east corner of the building, single –storey infill extension (west side) and rooms in the roof involved re-modelling the existing roof to create a new ridge extending north from, and at the same height as, the existing ridge of Old Farm Cottage with 2 pitched-roof dormers on the new east-facing slope. This would provide additional accommodation in the form of a new kitchen and study on the ground floor, enlarged bedroom on the first-floor and new bedroom with en-suite bathroom within the roof.

Permission is sought in this case to amend the previously approved extensions and alterations, this is partly to do with the fact that when work commenced the front wall was found to be damp and unstable. The proposed works will therefore involve the partial rebuilding of the front elevation of the building to include the previously approved side two storey extension. The porch has been moved to the centre of the front elevation. The roof as previously approved was attached to Pad Farm Cottage, this has been redesigned as an end gable. As a result of these changes the two front dormer windows have been moved to be central in the roof slope to give the building symmetry. The previously approved single storey kitchen extension is proposed to be increased in size to also include a breakfast room. The roof is also proposed to have a dummy pitch which is visible from the south of the property.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AC1, AC2, AC3, AC10, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

The site is located outside of the built-up area, within the designated AONB. Policy AC2 states that within the AONB, development will only be allowed in compelling circumstances. Any development that would be harmful to the visual quality and distinctive characteristics of the area will not be permitted. Policy AC10 allows for extensions to existing dwellings providing they respect the existing scale and character of the original dwelling.

The cottage originally formed part of Pad Farmhouse but was converted into a separate dwelling in the early 1970s. The front (east) of the dwelling is visible from Coombes Lane (at its junction with the drive leading to Lancing College).

Residential Amenity

The proposed alterations and extensions will have no adverse impact on the residential amenities of the occupiers of the adjacent properties. Although the property adjoins the adjacent neighbouring properties the extensions will not be overbearing and cause any loss of light or over looking. The kitchen/breakfast room is to be built adjacent to a blank elevation of a garage and will be fully screened form the adjacent property. The two storey extension and will have no greater impact than that previously approved under L/142/05/TP.

Character and Visual Amenity

At present the main element of roof is made up of two ridged and pitched roofs with a central valley between. The roof will be changed from that previous approved to a gable. It is considered that this will be visually in keeping with the building and related to the symmetrical design of the proposed front elevation. The development would not be out of scale in the context of this group of buildings as a whole and would not be unduly prominent within the AONB.

Recommendation

APPROVE for reason that :-

The proposed development would not have an adverse impact on the landscape of the surrounding Area of Outstanding Natural Beauty. It can take place without resulting in unacceptable detriment to the amenities of

neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the ADLP (AC1-3, AC10, AH7, AT12) and the adopted WSSP 2001-2016 (LOC2, CH2, ERA1, DEV1, DEV4-5)

1. C1Ci
2. C12Ei
3. C12F

Case Officer..... J Baker. .....Date..... 20/9/07

GH.