Expiry Date - 26/05/2011

Development Control – Delegated Officer Report

Application Number: ADC/0113/11 Recommendation – Approve

Site: **West Wing Halewick Farm Steepdown Road Sompting Lancing**

Proposal: **Porch and covered way joining garage and dwelling (Application for Listed Building Consent)**

The Application

The application property is a Grade II listed building which was formerly part of Halewick Farm and which was converted into a pair of dwellings in 1986 (S/62/86). The conversion was subject to a condition preventing any future extensions or alterations. The dwelling lies on the east side of a central courtyard of former farm buildings which were all converted at around the same time.

The site lies on the west side of Steepdown Road within the countryside and South Downs National Park.

Listed building consent is sought to construct a porch and covered way at the rear (west) entrance of the dwelling. It will measure 1.4m deep, 7.8m long and 2.9m high. The covered way will run between the dwelling and a detached garage block which serves the application property and other dwellings around the courtyard. The porch will be glazed with a flint base. Double glazed timber frames are proposed. The covered way will have a slate roof with a door at its southern end.

A separate application for planning permission has also been submitted.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The County Conservation Architect has not responded

ADCAG – No objection

Sompting Parish Council – No objection

Third Parties

Expiry Date - 26/05/2011

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AC1, AC2, AC3, AB7, AB9
PPS5 'Planning for the Historic Environment' (DCLG 2010)

Planning Assessment

Policies

The site lies within the area controlled by the South Downs National Park Authority. Adur District Council is authorised to make a decision on the application on behalf of the National Park Authority under the terms of a S101 Agreement between both authorities.

Policies AB7-9 relate to listed buildings and any development should not adversely affect the historic character or appearance of the building and its setting. This is consistent with advice in PPS5.

Impact on character and appearance of the listed building

The proposed covered way will be hidden behind the garage and will be a simple structure which will not have an adverse impact on the historic character or appearance of the building.

The porch will be predominantly glazed and will appear as a light addition which will not harm the character or appearance of the listed building. The west elevation is not in public view from the street and the proposal, subject to the submission of further details of the glazing, is acceptable.

Recommendation

APPROVE for reason that:-

1PC

Subject to:

1. C1Cii
2. The development hereby permitted shall not be carried out unless and until details of the proposed window frames, including their dimensions

and profiles at a scale of 1:20, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
Reason – To control the development in detail in order to protect the historic character and appearance of the listed building having regard to policy AB7 of the Adur District Local Plan and PPS5

3. This permission relates to the following approved plans date stamped received 31 March 2011:
Scale 1:1250 Location Plan, Drawing No. JW/11/020 (Proposed elevations, plan and Block Plan)
Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 6 May 2011