Expires 20/5/09

Development Control – Delegated Officer Report

Application Number: ADC/0115/09 Recommendation - Permit

Site: **17 The Street Lancing West Sussex BN15 0PN**

Proposal: **Replacement of existing summerhouse at rear with oak-framed summerhouse**

The Application

The site is located within the built up area of Lancing, in the far north-east of the Conservation Area. The property is the westernmost of three terraced houses (formerly a single dwelling) on the north side of The Street, a road made up of a variety of different house styles and ages including: two listed cottages; modern chalet style bungalows and this Victorian building. To the far north of the site are two pairs of semi-detached modern bungalows in Manor House Place, and to the south is Lancing Manor Recreation Ground.

The proposal is for a detached timber summerhouse to replace an existing shed, at the rear of the 15m long garden. The proposed structure would be 3.25m wide, by 2.8m deep, by 3.1m in height, it would be constructed in green oak featheredge boards, with a natural slate roof, and door and window frames will be painted timber. There would be a pair of doors with side windows in the east elevation, two roof lights in the eastern roof slope and a high level window in the southern elevation.

The proposal would be towards the rear of the property's garden where now there stands a shed of similar size, used for general storage. The garden itself is approximately 15 metres in length and is terraced rising to the north. The arrangement of the gardens is such that directly to the north is the garden of the attached property to the east (No.16). It is separated by a 1.8m high fence. To the west the site is bounded by a 1.8m high flint wall, a common feature in the area.

The surrounding gardens are of similar gradient and many have sheds, greenhouses and outbuildings, of varying sizes and designs.

Consultations and Representations

Lancing Parish Council: No objections.

Adur District Conservation Advisory Group: No objection.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, CH4, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

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 policy AB4 requires that the design and construction materials of development be of a high standard such as to preserve or enhance the character and appearance of the Conservation Area.

Visual amenity
The proposed summerhouse would be set back within the garden screened from view from public areas of the Conservation Area. The roof of the summerhouse would be visible over the surrounding boundary walls due to its elevated position and height, however other garden buildings and boundary treatments in the vicinity would mean that the building would not appear particularly dominant.

The design and materials to be used in the construction of the proposed summerhouse are considered to be wholly appropriate for the conservation area.

Residential amenity
The attached property (No.16) has a well screened garden that would be unaffected by the siting of the enlarged summerhouse. It is not considered that the location of the summerhouse would lead to loss of privacy that from areas of the applicants private garden through its use or siting.

Recommendation

APPROVE for reason that :-

The proposal would preserve and enhance the character and appearance of the Conservation Area and would accord with the relevant policies of the Adur

District Local Plan (AB4) and the adopted West Sussex Structure Plan 2001-16 (CH4)

1. C1Ci
2. The summerhouse hereby approved shall be constructed in featheredged green oak cladding with a natural slate roof, and timber framed windows and doors, unless otherwise approved in writing by the Local Planning Authority.
   Reason: *In the interests of amenity and to comply with policy AB4 of the ADLP and CH4 of the WSSP.*

Case Office [redacted]
Date: 6/5/09

PB 6/5