Expires 16/3/09

Development Control – Delegated Officer Report

Application Number: ADC/0027/09 Recommendation - Permit

Site: **3 Bay Tree Cottages The Street Lancing West Sussex**

Proposal: **Single-storey oak-framed outbuilding at north end of rear garden (to replace existing 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 easternmost of three terraced houses 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 small Victorian terrace. To the 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-framed summer house at the rear of the 30m long garden. The proposed structure would be 3.2m wide, by 5.3m deep, by 3.6m in height, it would be timer clad with feather edge oak, and the roof would tiled in natural slate. There would be an oak frame with glazing to the south with a window in the east elevation. Two conservation-style roof lights would be located on the east and west roof slopes.

The proposal would be at the rear of the properties garden where now there stands a summerhouse used for general storage. The garden itself is approximately 30 metres in length which slopes to the north so the ground level is considerably higher, approximately at first floor level of the houses to the south.

Consultations and Representations

Lancing Parish Council: No comments.

Adur District Conservation Advisory Group: No objection.

Third Parties: No third party objections.

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 and Appendix II 'Supplementary Planning Guidance'

comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
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.

Character of the Conservation Area

The proposed structure itself is of modest size in relation to the size of the garden, and the principle of the outbuilding is acceptable in terms of scale and placement. The materials to be used for the elevations (oak boarding) and roof (natural slate) are consistent with many other outbuildings at the rear of properties in this part of the Conservation Area.

The site is at the end of a well established terraced garden which is bounded by mature shrubs and trees. To the northern end of the garden is a part flint and brick wall which is 2.4m in height, which would shield the properties to the north (outside the Conservation Area) from only but the roof of the structure. The summerhouse would be visible only from the first floor rear windows of the three Baytree Cottages some 24m away, and parts of the adjacent gardens.

It is felt the character of this part of the Conservation Area is created and maintained by the variety of older buildings which front The Street rather than the garden spaces to the north. The proposed summerhouse being at the rear of the property, unseen from most of the main road to the front, would therefore not be considered to have an adverse effect on the character of the locality, and would also be seen to preserve the character and appearance of the Conservation Area.

Residential amenity

The height of the building would mean that properties to the north would be aware of the structure, however the roof slopes towards the south with a 'barn end' design, and it would be unlikely to have an effect on the outlook or amount of natural daylight available.

The south elevation is proposed to be fully glazed, much like the summerhouse currently in situ, however the use would not result in loss of privacy due to the mature planting on the east and west boundaries and the 24m distance to the rear of houses in the rest of the terrace.

Recommendation

APPROVE for reason that :-

The proposal would preserve the character and appearance of the Conservation Area and would accord with the relevant policies of the Adur District Local Plan (AB4, AH7) and the adopted West Sussex Structure Plan 2001-16 (CH4, DEV1)

Subject to:

1. C1Ci.
2. The outbuilding hereby approved shall be constructed of unstained natural oak with feather-edge oak cladding, and it shall be tiled with natural slate, unless otherwise approved in writing by the Local Planning Authority.
   Reason: *In the interests of amenity and to comply with policy AB4 of the Adur District Local Plan and CH4 of the West Sussex Structure Plan.*

Case Officer: [signature]
Date: 10.02.09

PB 10/2/09