expires 25.11.09

Development Control – Delegated Officer Report

Application Number: ADC/0382/09 **Recommendation - Approve**

Site: **15 The Street Lancing West Sussex BN15 0PN**

Proposal: **Summerhouse at rear (amended proposal) (existing greenhouse and shed removed)**

The Application

The application is the re-submission of a recently approved summerhouse to the rear (north) of the application property's garden.

The revisions include the change from a timber log construction to oak frame with horizontal oak boarding, and a slate roof. The summerhouse would now have a front tiled porch/entrance way with glazed doors and side lights and a rear open ended storage area. The summerhouse would be (as amended) 5.5m wide, by 4.8m deep, by 3.2m in height. The enlargement of the summerhouse would mean the loss of an existing small hedge and a shed located to the SE.

The site is located within the built up area of Lancing, in the far north-east of the Conservation Area. The property is the middle 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 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.

Lancing Parish Council: No objection.

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 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)
PPG15 ' Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies
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 still be well set back within the garden screened from view from public areas of the Conservations Area. The structure would be visible due to its elevated position, from surrounding gardens to the east and west, however other garden buildings and boundary treatments would mean that the building would not be particularly dominant.

It is considered that the overall revision in design is an improvement from those which were originally permitted. The oak frame work, horizontal boarding and slate roof would be sympathetic to the surrounding conservation area, and due to the reduction in the overall height of the summerhouse it would not be overbearing or too large for the location.

Residential amenity
The attached property has a garden in close proximity which is well screened by a thick evergreen hedge of 2.4m. It is not considered that the location of the summerhouse would lead to any further loss of privacy than currently exists from areas of the applicants private garden.

The amended plans show a reduction in ridge height which would prevent there being any impact on the outlook from the front window of No.5 Manor House Place.

Recommendation

APPROVE for reason that :-

The proposal would preserve of enhance the character or appearance of the Conservation Area and would accord with the relevant policies of the Adur District Local Plan (AB4).

Subject to:-
1. C1Ci

2. C14 Aii – 28.10.09 (AB4 of the ADLP)
3. The summerhouse hereby approved shall be constructed with a natural oak frame, horizontal natural oak boarding, a natural slate roof and light oak window and door frames, 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.*

Case Officer: [redacted]
Date: 10-11-09 [redacted] 12/11