Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approve**
AWDM/1253/12

Site: **24 Manor Road, Lancing, West Sussex**

Proposal: **Listed Building Consent for proposed entrance porch on west side and loft conversion with rooflights.**

Date of site visit: Conservation Architect Richard Small and Carlos Hone Senior Planning Officer visited site March 2012 to carry out pre application site visit.

Hannah Barker visited the site 16th January 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a Grade II listed building within the Conservation Area in North Lancing. The property is on the north side of Manor Road opposite the Church. Church Close runs to the east of the site. The house is set back from the road and is screened by a hedge and tree planting.

The building, originally Church Farmhouse was built in the early/mid 18th Century. The house was divided into two dwellings in the 1950s and became 1 Church Close (the eastern part) and 24 Manor Road (the western part.) No. 24 Manor Road is the subject of this application.

The main entrance to no. 24 is on the west side and is not visible from the property frontage. The entrance route to the front door is from Manor Road through the front garden by gravel driveway and pathway leading to the walled garden to the west of the house.

This application seeks listed building consent for an entrance porch and loft conversion with conservation roof lights. Full planning permission is also sought for the same works this is being considered together with the current application for listed building consent under reference AWDM/1250/12.

Consultations

Lancing Parish Council: No objections

Conservation Advisory Group: A.D.C.A.G - Approve

Representations: - No third party representations have been received.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB7, AB9
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

As stated above the site is a Grade II listed building and is also within the Conservation Area. The listed building consent application is for the consideration of the proposed works upon the historical and architectural character and fabric of the listed building and no other matters.

With the introduction of the NPPF there remains a statutory duty to have special regard to the desirability of preserving the special character and appearance of listed buildings.

Impact on Character of Listed Building

Pre application advice was given and a site visit carried out by the Conservation Architect and planning officer in March-June 2012. It was advised that the position of the current entrance doorway in the west elevation between the two chimneys breasts is likely to have been an early 20th Century change. The previous entrance doorway is still discernable further to the north. A large porch would draw undue attention to the slightly unusual location of the current entrance. The existing, proposed, smaller porch is considered to be acceptable. It is modest in scale and is heavily glazed. It does not detract from the dominance of the chimneys either side and is considered to preserve and enhance the historical merit of the listed building. The oak frame matches existing as does the sloping tiled roof. Conditions will be attached to ensure that full details of materials and finishes to be used are submitted to and approved prior to commencement of works.

With regards to the loft conversion. At pre application stage a dormer was proposed along with further rooflights on both roof slopes. The dormer was considered to be an unsympathetic addition to the form of the roof which was unlikely to be supported. It was also considered that any rooflights would be acceptable if they were not on the front or prominent roof slopes. They would need to be well proportioned, flush with the roof and of sympathetic design and materials.

The application as submitted takes on board the pre application advice. The dormer is not proposed and the conservation rooflights that are proposed are positioned sensitively within the roof valley. They are small scale and neatly positioned along the roof slope. Conservation rooflights are shown. A condition will be attached to seek details of the rooflights to be used prior to commencement of works.

The submitted plans detail the internal works to the roof to enable the loft conversion to be carried out. A space saver stair case is proposed which will be constructed in hardwood to match the existing staircase. Details of this are

to be submitted to and approved prior to commencement of works. The plans also show the joists, purlins and trusses to be unaffected by the works, a condition is attached to ensure that the works are carried out in accordance with the details shown on the submitted plan. To protect the historic fabric of the building.

Recommendation

APPROVE for the reason:-

The proposed porch and loft conversion would preserve and enhance the special architectural and historic character of the existing Grade II listed building. It would consequently not conflict with the saved policies of the Adur District Local Plan (AB7, AB9)

Subject to Conditions:-

1. Standard LB 3 year time limit
2. The loft conversion shall be carried out in accordance with the details shown on plan no. 1205/P/204 'Roof structure layout as proposed' received 13th November 2012 and plan no. 1205/P/205 'Stairway layout and section as proposed' received 13th November 2012. None of the existing fabric of the building shall be removed or altered other than that shown on the approved plans.
3. Prior to commencement of works details of the proposed conservation roof lights shall be submitted to and approved by the Local Planning Authority.
4. Prior to commencement of works samples of the proposed materials for construction of the porch to include roof tiles, oak frame, glazing with leaded lights and rainwater goods shall be submitted to and approved by the Local Planning Authority. The materials to be used shall match existing in all respects.
5. Prior to commencement of works details of the appearance finish and materials used for the space saver staircase shall be submitted to and approved by the Local Planning Authority.
6. The development hereby permitted shall be carried out in accordance with the following approved plans: -

   1205/P/001 - received 13th November 2012
   1205/P/102 - received 13th November 2012
   1205/P103 - received 13th November 2012
   1205/P/101 - received 13th November 2012
   1205/P/204 - received 13th November 2012
   1205/P/206 - received 13th November 2012
   1205/P/205 - received 13th November 2012
   1205/P/202/A - received 13th November 2012
   1205/P/201/A - received 13th November 2012
   Reason: - For avoidance of doubt and in the interests of proper planning.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the

application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 16th January 2012

Authorised by: Jo Morin Date: 17 Jan 2013