Expires 15/6

Development Control – Delegated Officer Report

Application Number: ADC/0139/10 Recommendation – Permit Application

Site: **Twitten Cottage, 19 The Street, Lancing, Wets Sussex Bn15 0PN**

Proposal: **Additional conservation-type rooflight on east side of roof slope. (Application for Listed Building Consent).**

The Application

The application property is a Grade II listed building located on the north side of The Street within Lancing Conservation Area. The property has a part flint, part rendered first floor, and a steep plain clay tiled roof with front gable that is tile hung. The east side roof slope has two matching small roof lights within it, one directly above the front door and one further to the north that is slightly higher up.

Permission is sought for an additional roof light directly above the front door, and 0.2m below the existing roof light. The proposed rooflight would be a conservation low profile design and would be 0.6m wide, by 0.6m deep.

The existing roof light above the front door was permitted in 2007 (ADC/0081/07).

Consultations and Representations

West Sussex County Council: The conservation architect states that the additional rooflight on the catslide on the east elevation is acceptable.

Lancing Parish Council: No objection.

Adur District Conservation Advisory Group: Acceptable.

Third Parties: There have been no letters of objection received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB7, AB9.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPS5 ' Planning for the Histioric Environment' (DCLG 2010)

Planning Assessment

Policies

There is a statutory duty to have special regard to the desirability of preserving Listed Buildings, their setting or any other features of special architectural or historic interest which they possess.

Policy AB7 of the Local Plan states that listed building consent will only be granted for any external or internal alterations, changes of use or extension to a listed building where the character of the building would not be adversely affected. The materials to be used need to be consistent with those originally used, are typical for the area and should not adversely affect the internal or external appearance of the building.

Visual amenity

The existing dwelling is dominated by the high roof plane which has been extended to the rear with a single storey element which follows the roof at the same angle. The addition of a further rooflight would result in a small cluster of three being present in a small area of roof space. Whilst this may look a little fussy it is considered that within the context of the massive amount of roof tiling that surrounds it the additional rooflight would not detract from the character of the listed building or from its external appearance.

Recommendation

Approved for reason that :-

1PC

1. C1Ci
2. C19E
3. The development hereby permitted shall be carried out in accordance with the following approved plans: 04-10-16B; date stamped received 20 April 2010. **Reason:** *For the avoidance...*etc

Case Officer: Carlos Hone

Date: 21-05-10

PB 24/5.