Expiry Date - 22/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0150/10 **Recommendation – Permit Application**

Site: **Twitten Cottage 19 The Street Lancing West Sussex**

Proposal: **Garden shed at rear (part retrospective)**

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 dwelling has a 30m long walled garden which steeply slopes up to the north, and is well screened by shrubs and trees.

Retrospective permission is sought for a part-built detached, brick and flint shed which is sited in the NE corner of the garden, adjacent to the existing 1.8m high flint boundary wall. A former timber storage shed located in the same position of the garden has been replaced with the shed structure. The proposed flint and brick shed would be 2.9m wide, by 2.9m deep, with a pitched roof covered in handmade clay tiles. The roof would form a covered porch to the west of the shed which would be 1.2m in width.

Consultations and Representations

West Sussex County Council: The conservation architect states that the structure is located in a position that will not adversely affect the setting of the listed cottage. It is modest in scale.

Lancing Parish Council: No objection.

Adur District Conservation Advisory Group: Good design.

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, AB4, AB11, AH7.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPS5 ' Planning for the Historic Environment' (DCLG 2010)

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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 AB4 of the Local Plan requires that design and construction materials of the development be of a high standard such as to preserve or enhance the character and appearance of the Conservation Area. Policy AB11 states that where development is located within the setting of a listed building the design and materials should not adversely affect the setting.

Effect on Listed Building and Conservation Area
The proposed shed would be located in the far NE corner of the long garden, on a higher ground level, directly behind a mature tree. Directly to the east and west the properties have their own outbuildings which are less sympathetic in design. To the west Lamorna Cottage has a felt roof shed along the eastern boundary, and to the east No. 18 has a small mono-pitched roof timber shed in the NW corner of their garden.

The design and materials of the already built base walls of the shed are sympathetic to the surrounding conservation area and the proposed clay roof tiles will also be in keeping for the area and will naturally fit into the surrounding landscape. The modest size of the shed would not have a detrimental impact on the setting of the listed building or the character of the conservation area.

Residential amenity
The proposals would not result in loss of privacy, a detrimental effect on outlook or sunlight to the immediate neighbouring sites.

Recommendation

Approved for reason that :-

The proposal would preserve the character of the listed building, its setting and any features of special architectural or historic interests which it possesses. It would preserve or enhance the character or appearance of the Conservation Area and would accord with the relevant policies of the ADLP (AB4, AB11, AH7)

1. The roof of the shed hereby approved shall be finished with a plain clay tile, unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AB4 & AB11 of the ADLP.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 04-10-24A; date stamped received 27 April 2010. **Reason:** *For the avoidance...*etc

Case Officer Carlos Hone Date 21.05.10

PB 24/5