Development Management – Delegated Officer Report

Application Number: AWDM/1299/24 Recommendation: APPROVE

Site: 24 Manor Road, Lancing, West Sussex

Proposal: Application to Vary Conditions 01 (Proposed Plans) and 04 (Roof Lights) of approved AWDM/0334/23

Date of Site Visit: visited when assessing previous applications

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a Grade II listed building within the North Lancing Conservation Area on the north side of Manor Road. A semi detached dwelling set back from the highway with a garage sited in front of the property. The boundaries of the site are well screened with vegetation. The building was originally a single dwelling and the agent's Design and Access and Heritage Statement refers to the building being subdivided into two houses in the 1950s. The building is constructed of brick, tile render and flint and the entrance is on the west side.

Planning consent was granted under AWDM/0334/23 for a porch to the main entrance with a hipped tiled roof with roof lights on the east and west roofslope, 3 on the east and 1 on the west. At this time Listed Building Consent was also granted for the porch, rooflights and also internal alterations to install a staircase to the loft with rooms in the roof under AWDM/0335/23. It is also noted that prior to this planning and Listed Building Consent was also granted for similar development which had lapsed prior to implementation.

The current application seeks consent to vary condition 1 and 4 of AWDM/0334/23. Condition 4 states: -

"The glazing in the conservation rooflights shall at all times be obscurely glazed and non-opening except for the most northern rooflight which can be openable. The rooflights shall not be subsequently altered in any way.

Reason: - In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan."

Condition 1 refers to the approved plans of which Proposed plans 2302/P/201 is updated to show changes to the roof lights.

Consent is sought to alter this condition; the submitted plans show the roof light on the western roof slope to be clear and openable. The three roof lights on the eastern roof slope are shown as obscurely glazed and the southern two to be openable for cleaning and maintenance only and the northern roof light to be openable for ventilation.

Lancing Parish Council: - Support the application.

Adur District Conservation Group: - Approve

Adur District Council: - Environmental Health: - No comment

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 16 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area, the listed building and the Conservation Area.

Visual amenity, Impact upon the Conservation Area and Listed Building

The only matters for consideration here are the changes to the approved roof lights, i.e. going from obscurely glazed to clear and non openable to openable. These changes will not impact upon the Conservation Area or the Listed Building. An assessment of the impact of the roof lights has already been carried out with the previous application. The rooflights are considered to be in keeping with the architectural character and appearance of the existing listed building and will preserve the character of the Conservation Area.

Residential amenity

The previous assessment states that the rooflights on the west side face towards the roof valley and adjacent roof slope of the neighbouring dwelling. There are existing rooflights and a dormer here. Reference is made here to the previous consent in 2012 where it was considered that the rooflights should be obscurely glazed and non openable with the exception of the northern most rooflight which serves the bathroom which could be openable for ventilation. It was considered that the rooflight on the western roof slope could be clearly glazed and openable.

In this case the plans show the southern two of the three rooflights on the east side (previously conditioned to be fixed shut) to be openable, but only for cleaning and maintenance. This is considered reasonable in the light of the plans showing the openings to be a minimum of 1.7 metres above finished floor level and the limited proposed need for opening in this case.

Should this lead to overlooking due to the rooflights being opened other than for cleaning and maintenance then enforcement can be notified and action can be taken to enforce the condition as amended, the wording of which is set out below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plan
2. S73 time limit
3. Works shall be carried out in accordance with the details submitted with the planning application to include the Structural Impact Assessment and Heritage Impact Assessment materials shall be used as stated to include high quality metal, traditional style, top opening (for the bathroom only) conservation rooflights and the porch shall be completed with roof tiles, oak frame, glazing with leaded lights and rainwater goods in materials to match the existing building.
   Reason: - In the interests of the preservation of the Grade II Listed Building and to accord with policy 16, 16 and 17 of the Adur Local Plan.
4. The glazing in the eastern elevation shall at all times be obscured with the northern most roof light openable for ventilation and the southern two rooflights only to be opened for the purpose of

cleaning and maintenance only. In accordance with the approved plans and shall not be altered in any way.

5. Prior to commencement of works full details of the structural alterations proposed to the roof and any associated repairs to the timber frame, construction details of all proposed walls in the attic together with details of new doors and door frames shall be submitted to any approved by the Local Planning Authority. Work shall be carried out in accordance with such details.

   Reason: - To protect the historic fabric of the Listed Building and to accord with Policies 15, 16 and 17 of the Adur Local Plan.

6. Approved plans.

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 9th December 2024

Authorised by: Peter Barnett Date: 9 December 2024