expires 4/12

Development Control – Delegated Officer Report

Application Number: ADC/0394/09 **Recommendation – Permit Application**

Site: **Church Farm Cottage Church Farm Church Lane Sompting Lancing**

Proposal: **Alterations to part of front elevation and internal alterations (application for listed building consent)**

The Application

The application relates to a former agricultural building within a small group of such buildings which were converted into dwellings in 1989 (S/3/89). The building is Listed by virtue of being within the curtilage of Church Farm House and lies within the Sompting Conservation Area.

It is proposed to alter the dwelling by replacing a window, the entrance door and garage doors with new. The window is to be UPVC which will match with the other windows at the property which appear to have been installed without consent. An existing boundary wall is also to be realigned to enable easier access to the garage.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Conservation Architect considers that the proposed interior works are minor and acceptable. The external window revisions will not be detrimental to the external appearance of the building.

Sompting Parish Council – No objection

ADCAG – No objection to principle of additional window and doors. Previous requests for UPVC on this building complex were refused by County Architect and so allwing this material would set a precedent. It would appear that the existing windows were fitted without permission. This is unacceptable.

Third Parties

None received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AB7, AB8, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: - Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies

Policy AB4 requires development within Conservation Areas to be of a high standard of design and construction materials so as to preserve or enhance the area. Policy AB7 states that development to a listed building should not adversely affect its character. Policy AB8 requires original features of a listed building to be reinstated or replicated.

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. The proportion of the garden area taken up by the proposal should not be excessive having regard to the character of the area in general.

Impact on character of listed building and conservation area

The building is not widely visible in the landscape and the proposed changes are relatively minor in nature. The alterations to the building will result in an improved appearance overall while the realignment of the wall will make access to the building easier. The use of UPVC in the proposed window frame would not normally be acceptable. However, the building is not listed in its own right and can be considered to be a secondary building in the overall group at Church Farm. On balance, the addition of a further UPVC window is not considered to harm the character or appearance of the property or its surroundings. This view is supported by the County Conservation Architect. Precise details of the design and appearance of the proposed window can be controlled by condition to ensure that the frame is not too thick and inappropriate for the building.

Impact on residential amenity

None of the proposed alterations will have any adverse affect on neighbouring properties.

Recommendation

APPROVE for the reason:-

1PC

Subject to:-

1. C1Cii
2. C12Ai AB4
3. The window hereby approved shall not be installed until details of its design and appearance have been submitted to and approved in writing by the local planning authority. The window shall be installed in accordance with the approved details.
   Reason – To protect the character of the building and the Conservation Area having regard to policies AB4 and AB7 of the Adur District Local Plan

Case Officer [redacted] Date 3/12/09