Application Number: ADC/0071/07 Recommendation – APPROVE

Site: 53 Manor Road, Lancing BN15 0EY

Proposal: Conversion of barn to one-bedroom annexe for a dependant relative (retaining two of the existing three garages) with installation of rooflights in roof slopes and door and window in s.side

The Application

The application relates to an existing brick and tile barn which is located adjacent to the highway, in front of No.53 Manor Road, a detached two-storey house.

The barn is not listed but the dwellinghouse to the west, No.61, is a listed building. To the north, on the opposite side of the highway, are modern two-storey houses. To the east, are No's 51 and 49 Manor Road, detached two-storey houses, with the Sussex Potter Public House beyond. To the rear of No. 53, south of the site, are the rear gardens of bungalows.

The site only has pedestrian access directly onto Manor Road. Vehicular access is via No.51 Manor Road, the application property having a private right of way across the neighbouring property's land.

The barn has a pitched roof with a ridge height of 6.6 metres. It is 13.2 metres wide and 5.9 metres deep. As existing, the barn provides garaging for the house at No. 53. Currently the roofspace is unused. There is parking for three vehicles and also hardstanding providing additional parking.

Permission is sought to convert the barn to a one-bedroom annex for a dependant relative. On the ground floor, a double garage would be retained for parking two vehicles and the remainder of the ground floor would be used as a kitchen diner. At first floor, within the roofspace, a bedroom, bathroom and lounge are proposed.

External changes to the building include the replacement of one of the garage doors with double patio doors and the insertion of a front door on the southern elevation facing No. 53. Rooflights are also proposed, four on the southern roof slope and one on the north slope, facing the highway.

Consultations and Representations

County Transport Planning Services: Comments awaited. No obj.

Adur District Conservation Advisory Group: No objection on aesthetic grounds but feel sure it would be refused by Building Control.

Director of Services: Environmental Health have no objection.

Lancing Parish Council: Object on grounds that it is unsympathetic development and out of keeping with the area.

Third Parties: 2 letters have been received from the residents of No's 18 and 51 Manor Road, making the following comments.

- Object to the alterations to the barn which would alter the character of the Conservation Area.
- Vehicular access to the site is via No. 51 Manor Road.
- Concern that the annex may become an independent dwelling, the legal right of way would not therefore be for the occupants of this dwelling also.
- Conditions should be attached to restrict the use of the barn to the current owners and to ensure that the main house and barn remain as one dwelling.
- Overlooking from north-facing rooflight window.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, ERA1, ERA4, CH4, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB4, AH7, AH8
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): H3, ENV10
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPG15 "Planning and the Historic Environment" (DoE 1994)

Planning Assessment

Policies

Adur District Local Plan Policy AH8 (Accommodation for Dependant Relatives) states that: -

"Extensions to existing dwellings for separate occupation by dependants of the occupiers of main dwellings will be permitted providing that: -

- the proposed extension complies with Policy AH7, and
- the extension is designed as an integral part of the existing dwellings and will be capable of being converted to become part of the main dwelling once occupation by the dependant has ceased.

The explanatory text (para 9.36) states "Detached annexes will not be permitted unless the proposal fully complies with Policy AH2."

AH2 relates to new dwellings and requires, amongst other things, the creation of a pleasant place to live in keeping with the locality, incorporation of adequate standards of amenity for the new dwelling in terms of open amenity space, daylight/sunlight, outlook and privacy and accordance with adopted standards (ie. DC Standard No. 2 'Space Around New Dwellings')

Policy AB4, taking account of the statutory duty, states that 'New development (including extensions and alterations) within Conservation Areas will be required to be of high standard of design and construction materials such as to preserve or enhance the character and appearance of the particular Conservation Area. Policy ENV10 of the Core Strategy continues this approach stating that 'The seven conservation areas within the district will be preserved and enhanced.'

Structure Plan Policy DEV1 of also of relevance in this case this policy requires construction, layout, scale and appearance to create high quality development taking into account the need to integrate with adjoining land uses and minimise potential conflicts between land uses and activities. Also, to create a high quality adaptable environment for occupiers and users meeting their long-term needs.

Principle of Development

It is accepted that this proposal does not comply with Policy AH8 – Accommodation for Dependant Relatives, in that it does not provide accommodation in the form of an extension to the main dwellinghouse. The proposal is for a detached annex which will be formed by converting an existing barn used as incidental garages. It is acknowledged that this annex would not meet the criteria set out in Policy AH2 for a new dwelling due to issues of overlooking, lack of amenity space and its close proximity to the existing house.

However, having given regard to the above policies, it is considered that this proposal should be viewed as an exception due to the fact that the barn is an existing historical structure which makes an important contribution to the character of the Conservation Area. As stated above, the building is currently used for garaging cars but it is greatly underused.

The proposed change to the use of this barn would result in the building being preserved and maintained for future years, which would in turn preserve and enhance the character and appearance of the Conservation Area. The proposal would therefore comply with Policy AB4 of the Adur District Local

Plan, Policy DEV1 of the West Sussex Structure Plan and Policy ENV10 of the Adur Core Strategy and the Council's statutory duty in respect of conservation areas.

Residential amenity

The proposed annex would be restricted to occupation by a dependant relative of the owner/occupier of No.53 Manor Road and for no other use. If in the future the owner of the No. 53 proposed to use the annex for a purpose not incidental to the use of No.53 as a single dwellinghouse, or to sell or let the annex as a separate dwelling, then an application for planning permission would be required. It is considered unlikely, under current policies, that this would be granted as the proposal would not comply with the criteria set out in AH2 of the Adur District Local Plan. The distances between the buildings do not meet the Council's minimum requirements with regards to overlooking and amenity space as set out in Development Control Standard No. 2 'Space Around New Dwellings'. Provided the annex is restricted to ancillary accommodation, then the relationship between the annex and the main dwellinghouse No. 53 Manor Road would be acceptable.

No. 51 Manor Road is located to the east of the site, and the occupiers of this property own the driveway over which the owners of No. 53 have a private right of way by vehicle to Manor Road. Although the proposal may generate some additional traffic using this driveway, it is not considered that this would be likely to increase to such an extent as to impact upon the occupiers of No.51 Manor Road. It should also be noted that the issue of the legal right of way is not a planning consideration in this case.

No. 51 Manor Road is sited at a minimum distance of 6 metres from the existing barn. As stated above there are some alterations proposed to the barn which include four rooflights in the southern roof slope. The occupiers of the neighbouring property have expressed concern that the rooflight which is the furthest east on the roof slope, serving a lounge, would overlook the first-floor bedroom window of their property. Following a site inspection, with the case officer viewing the site from the neighbour's property, although there may be a degree of overlooking, it would be oblique rather than direct and not considered to be such as to warrant a refusal in this case.

A rooflight is also proposed on the northern roof slope, facing the road, which would be visible from the houses to the north. These properties are sited at a minimum distance of 21 metres from the barn and therefore it is not considered that there would be any significant overlooking.

Visual amenity and Conservation Area

As stated above, the barn forms a significant feature of the Conservation Area and streetscene. The external alterations to the building are considered to be acceptable. The alterations on the southern elevation which include the insertion of the patio door and front door and four rooflights would not affect the Conservation Area. The single proposed rooflight to the northern elevation

would be the only alteration visible within the streetscene and it is considered that this minor alteration, provided that a conservation-type rooflight is used (as per condition 2), would have no adverse impact.

The principle of this conversion combined with the minor alterations proposed are considered to be acceptable in this case as the development would preserve this historic building located within the Conservation Area, in compliance with conservation policies and the Council's statutory duty in respect of conservation areas, and which are considered to outweigh the Local Plan policy resisting detached annexes.

Recommendation

Subject to consideration of the comments of WSCC Transport Planning Services, APPROVE for the reason:-

The proposed conversion of the existing barn to an annex would make effective use of building for purposes incidental to the existing dwelling and would help to preserve this historic barn, thereby also preserving the character and appearance of the Conservation Area. The alterations proposed would not harm its appearance or character and the development can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detriment to highway safety. It would consequently accord with policies AG1 and AB4 of the Adur District Local Plan, LOC1, ERA1, ERA4, DEV1 ~~() and~~ the West Sussex Structure Plan 2001-2016 ~~()~~.

Subject to:-

1. C1Ci (Standard time limit)
2. The proposed rooflights shall be of the Conservation type and shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning authority prior to commencement of the development.
3. C5E (Annex shall be occupied solely by a dependant relative of the occupiers of No. 53 Manor Road, Lancing and for no other use and shall not be used as a separate unit of accommodation) (amended)

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