Expires 23/4/7.

Development Control – Delegated Officer Report

Application Number: ADC/0081/07 **Recommendation – Permit Application**

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

Proposal: **Conservation-type rooflight on east side roof slope**

The Application

The application property is a Grade II Listed Building located on the north side of The Street and within the North Lancing Conservation Area. The property features a long rear garden to the north, Lancing Manor Park to the south, and No.18 The Street to the immediate east. It has previously been extended on the rear/north ground floor side with a new kitchen area. A first floor bathroom was also added which has a small east facing rooflight. Two further rooflights are situated in the west roof plane.
The application is for Listed Building Consent to install a second conservation type rooflight into the east roof plane in order to provide light to the stairwell and landing of the dwelling.

Consultations and Representations

Third Parties

No.18 The Street raises concern that the rooflight will offer direct views into their first floor bathroom. Requests it be obscured.

Lancing Parish Council have No Objections.

Contributors

Adur District Conservation Advisory Group have No Objection.

The West Sussex Conservation Area Officer has No Objection.

Relevant Planning Policies and Guidance

Adur District Local Plan: AB7, AB9, AG1, AH7

West Sussex Structure Plan: DEV1, CH5

Planning Assessment

The proposed 'conservation type' rooflight will be of identical design, size and materials to the existing and will be sited further down on the roof plane. It is not felt that this addition will in any way detract from the character and appearance of the roof due to its small size. It is designed to be flush with the tiling and so therefore will be sympathetic to the integrity of the roof form.
As this development is classified as permitted development, the concern raised by the neighbour at No.18 to the east that this rooflight will offer direct views into their bathroom is not a matter open for discussion. In any case, were this rooflight to be obscured it would be visually inconsistent with the other three rooflights which are opaque.

Recommendation

APPROVE for reason that :-

1PC '...policies of the ADLP (AB7, AB9) and the....'

Subject to:

1. C1Cii: (standard LB/CA time limit)
2. C19E: (damage to be made good)

Case Officer:.....

Date: 3/4/7