Expire 08-04-08

Development Control – Delegated Officer Report

Application Number: ADC/0081/08 **Recommendation - Permit**

Site: **Hawthorn Cottage 20 The Street Lancing West Sussex**

Proposal: **Timber-framed summerhouse at rear**

The Application

The application property is a detached Grade II listed building located on the north side of The Street, approximately 30m to the east of the junction with Mill Road. The house is located in Lancing Conservation Area within the built up area.

To the east is a detached chalet style bungalow set back well within the plot by 22m. To the west is another detached house set back within the plot at an angle 7m from the road. Opposite is a more modern terrace of houses set within a large plot. To the north the rear of a large 'L' shaped garden to the rear of 14 Mill Road.

The proposal is for a timber-framed summerhouse to the rear of the property in the northern end of the garden. It would be 5.2m wide, by 5.0m deep, by 3.8m in height to the ridge of the roof and 2.1m to eaves level at the front (south) and 1.4m to eves level to the rear (north). The summerhouse would be timber built with feather edge oak cladding, timber frames to the windows and doors, two conservation roof lights and a clay plain tiled roof.

The application property sits within a plot 40m in length which is on sloping ground, and the proposal would be sited in an elevated position in comparison to the dwelling at the front of the site.

Consultations and Representations

Lancing PC: No objection

Third Parties: There have been no third party objections to the application.

Adur District Conservation Advisory Group: No objection.

Lancing Parish Council: No comments received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, CH4, DEV1.

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB4, AB11.

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1).

There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policy AB4 requires that the design and construction materials of development be of a high standard such as to preserve or enhance the character and appearance of the Conservation Area. AB11 requires that when new development is within the setting of a Listed Building the design and materials should not adversely affect the setting.

Visual amenity
The proposed summerhouse would be sited in an elevated position from that of the house which fronts The Street. To the east and west the neighbouring detached houses (No.21 and Lamona Cottage) both have less sympathetic detached outbuildings which are at a similar height up their respective gardens. The gardens which surround the proposal are mature with plenty of shrubs and trees surrounding which would prevent it from appearing incongruous.

The size of the proposal would be such that distances of 1.3m and 1.5m to the east and west boundaries respectively would be retained. The eaves level at the front of the property is relatively low at 2.1m and given the separation between the boundaries and the structure the proposal would not feel particularly large or cramped.

The design and materials used in the construction of the summer house are considered to be acceptable. The wooden cladding will weather and the clay tiled roof will naturally fit into the surrounding landscape. The applicant proposes to use conservation roof lights in the front (south) roof slope, this may give a rather more domestic appearance to the building, but on balance, given the relatively secluded siting it is felt this would not be so bad as to warrant refusal.

Effect on Listed Building and Conservation Area
The design and materials are considered sympathetic to the age of the surrounding properties and the Listed Building itself. The proposal would be sited 20m from the rear of the Listed Building and the retention of the majority of the useable garden space would prevent the summer house from having an effect on the setting of the Listed Building due to its bulk or mass. It would have a positive contribution to the character of the Conservation Area.

Residential amenity
Given the ancillary nature of the use of the summer house it is felt that the oblique views from the fenestration in the south elevation toward Lamona Cottage to the east would not give rise to any significant privacy issues. The window in the east elevation would require obscure glazing due to the proximity to the low boundary wall and the direct views into the neighbours detached sun room. The west side boundary is well established and there are no issues with overlooking.

Recommendation

APPROVE for reason that :-

The proposal would preserve the character of the listed building, its setting and any features of special architectural or historic interest 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 Adur district Local Plan (AB4, AB11) and the adopted Wes Sussex Structure Plan 2001-16 (CH4, CH5)

1. C1Ci
2. C12Ai – amended
   No development shall be carried out unless and until a schedule of materials and finishes for the external walls, roof, paint colour and rooflights of the proposed summerhouse has been submitted and approved in writing by the Local Planning Authority.
   Reason: *In the interests of amenity and to comply with policy AB4, AB11 of the ADLP and DEV1 of the WSSP.*
3. C18Cii – east

Case Officer: ~~AMARE~~
Date: 02.04.08

PB 2/4/08